

MERRIAM MOUNTAINS SPECIFIC PLAN



APPENDIX A

NOTICE OF PREPARATION

GPA 04-06; SP 04-006; R04-013; VTM5381; S04-035, S04-036, S04-037,
S04-038; Log No. 04-08-028; SCH No. 2004091166

for the

DRAFT ENVIRONMENTAL IMPACT REPORT

August 2007

GARY L. PRYOR
DIRECTOR



County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666
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NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

September 30, 2004

NOTICE IS HEREBY GIVEN that the County of San Diego, Department of Planning and Land Use will be the Lead Agency and will prepare an Environmental Impact Report in accordance with the California Environmental Quality Act for the following projects. The Department is seeking public and agency input on the scope and content of the environmental information to be contained in the Environmental Impact Report. A Notice of Preparation document, which contains a description of the probable environmental effects of the project, can be reviewed on the World Wide Web at http://www.sdcdplu.org/dplu/ceqa_public_review.html, at the Department of Planning and Land Use (DPLU), Project Processing Counter, 5201 Ruffin Road, Suite B, San Diego, California 92123 and at the public libraries listed below. Comments on the Notice of Preparation document must be sent to the DPLU address listed above and should reference the project number and name.

GPA 04-06, SP 04-06, R04-013, TM 5381, S04-035, S04-036, S04-037, S04-038, LOG NO. 04-08-028; MERRIAM MOUNTAINS SPECIFIC PLAN. The project is the development of a master-planned community integrating residential, commercial, recreational and open space land uses. The project will allow a maximum of 2,391 dwelling units with an overall density of 1.03 dwelling units per acre within the 2,320-acre area. Residential density within the planning areas ranges from 0.5 dwelling units per acre to 20.0 dwelling units per acre. Approximately 1,820 acres of open space is retained. In addition, 12.9 acres of neighborhood commercial, 24 private parks, a public park, 21.3 miles of trails, and associated community facilities and infrastructure are proposed. The project would be developed in four phases over about 10 years. Approximately 12,000,000 cubic yards of earthwork, including rock crushing, would be required. No import or export of grading materials is planned. The project is located in an area of northern San Diego County known as the Merriam Mountains and covers 2,320 acres. The site is bounded by Interstate 15 (I-15) on the east, Deer Springs Road (S12) on the south, and Twin Oaks Valley Road on the west, with a small portion of the western edge of the site traversed by Twin Oaks Valley Road, and the northeast corner of the site traversed by Lawrence Welk Drive. The project is within the North County Metro and Bonsall Community Planning Areas within the unincorporated area of San Diego County. Comments on this Notice of Preparation document must be received no later than October 29 at 4:00 p.m. (a 30 day public review period). This Notice of Preparation can also be reviewed at the San Marcos Branch Library located at

#2 Civic Center Drive, San Marcos, CA 92069 and the Escondido Branch Library located at 239 South Kalmia Street, Escondido, CA 92025. A Public Scoping Meeting will be held to solicit comments on the scope of the EIR. This meeting will be held on October 13, 2004 at the Twin Oaks High School, 158 Cassou Road, San Marcos, CA 92069 beginning at 6:00 p.m. in the multi-purpose room. For additional information, please contact Maggie Loy at (858) 694-3736 or by e-mail at maggie.loy@sdcounty.ca.gov.

ND0904\0408028-NOT;tf

GARY L. PRYOR
DIRECTOR



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NOTICE OF PREPARATION DOCUMENTATION

DATE: September 30, 2004

PROJECT NAME: Merriam Mountains Specific Plan

PROJECT NUMBERS: GPA 04-06, SP 04-06, R04-013, TM 5381, S04-035, S04-036, S04-037, S04-038

ENVIRONMENTAL REVIEW NUMBER: ER 04-08-028

PROJECT APPLICANT: Joseph Perring, Stonegate Merriam Mountains, LLC, 27071 Cabot Road, Suite 106, Laguna Hills, CA

PROJECT LOCATION: The Merriam Mountains Specific Plan (SP) consists of approximately 2,320 acres located within the Merriam Mountains of northern San Diego County. The site is bounded by Interstate 15 (I-15) on the east, Deer Springs Road (S12) on the south, and Twin Oaks Valley Road on the west, with a small portion of the western edge of the site traversed by Twin Oaks Valley Road, and the northeast corner of the site traversed by Lawrence Welk Drive. Gopher Canyon Road is located approximately one mile north of the site. The project includes the Twin Oaks Valley Community in the southern portion of the site, Hidden Meadows Community in the eastern portion of the site, and the Bonsall Community in the northern portion of the site. Portions of the site are within the City of San Marcos and the City of Escondido sphere of influences, with no annexation anticipated. Figures 1 and 2 show the project on a regional and local scale. Thomas Brothers Coordinates: Page 1088 F3, 62-4, H2-4, I-7; Page 1089 A2-7, B4-6, C6-7.

PROJECT DESCRIPTION:

Project Design Overview: The Merriam Mountains Specific Plan (SP) proposes to develop a master-planned community integrating residential, commercial, recreational and open space land uses. The Merriam Mountains SP will allow a maximum of 2,391 dwelling units with an overall density of 1.03 dwelling units per acre within the 2,320-acre SP area. Residential density within the planning areas ranges from 0.5 dwelling units per acre to 20.0 dwelling units per acre. The higher density planning areas are in Neighborhood 1, which is the gateway to Merriam Mountains at the Deer Springs Road /

I-15 interchange. The lower density planning areas are located in the north central and northern portions of the property, adjacent to the more semi-rural uses adjoining the SP area. To ensure compatibility with the rural charm of Twin Oaks Valley and Bonsall, approximately 1,820 acres of open space is retained in the eastern, northeastern, northern and western portions of the SP area. Figure 3 depicts the proposed project, including potential offsite improvements for roadways, emergency access, and utilities.

The SP will include policies and programs for the preservation and ongoing viability of the natural open spaces and direction for the development of 1,052 single-family detached units, 1,045 variable residential density (detached and attached/owned) units, and 194 multi-family dwelling (apartment/rented) units, 12.9 acres of neighborhood commercial, 24 private parks, 1 public park, 21.3 miles of trails, and associated community facilities and infrastructure. Approximately 1,820 acres within the project area would be designated as permanent open space with approximately 1,520 acres to be part of the regional open space preserve and corridor system.

Traffic and Circulation: Access to the SP area is provided from three primary locations, as shown on Figure 3. The southern primary entrances are Merriam Mountains Parkway and Meadow Park Lane. Merriam Mountains Parkway is planned as a four lane Collector that provides access to Deer Springs Road about 1.4 miles west of I-15. As Merriam Mountains Parkway traverses the project, it decreases to a modified Residential Collector, a two lane median divided road and then to a Rural Light Collector, a two lane undivided roadway. Meadow Park Lane will be a two lane Modified Rural Light Collector, a two lane median divided road that will intersect Deer Springs Road approximately 1.4 miles west of I-15. As Meadow Park Lane traverses the project it decreases to a Rural Light Collector, an undivided two-lane road. The third primary access is from Lawrence Welk Drive in the northeastern portion of the site. Potential secondary access roads and offsite roadway improvements are also depicted on Figure 3. Traffic generation from project implementation is expected to be approximately 30,000 Average Daily Trips.

Land Use: The Merriam Mountains SP proposes development of a master-planned community, composed of five distinct neighborhoods in the North County Metropolitan Subregional Planning Area, plus estate residential in the Bonsall Community Planning Area. It is intended that the development of Merriam Mountains be compatible with surrounding land uses and preserve sensitive lands and biological resources. The Specific Plan land use designations for Merriam Mountains include Open Space, Recreation, Residential and Commercial.

The project is comprised of five neighborhood planning areas as described below and depicted in Figure 4.

Neighborhood 1 is the gateway into the Merriam Mountains SP and is immediately adjacent to the intersection of Deer Springs Road and Interstate 15. Neighborhood 1 contains high-density residential and commercial uses.

- Neighborhood 1, Planning Area 1: N1-PA 1 is located at the southeastern entry of the Merriam Mountains SP. Specialty commercial is planned on 2.1 acres.
- Neighborhood 1, Planning Area 2: N1-PA 2 is located across Merriam Mountains Parkway from N1-PA 1. General Commercial is planned on 10.8 acres.
- Neighborhood 1, Planning Area 3: N1-PA3 is located adjacent to N1-PA 2 and has access off Merriam Mountains Parkway. A maximum of 194 multi-family residential dwelling units will be permitted on 9.7 acres at a density of 20.0 dwelling units per acre.
- Neighborhood 1, Planning Area 4: N1-PA 4 is located west of PA 3. A maximum of 201 variable residential dwelling units will be permitted on 13.4 acres at a density of 15.0 dwelling units per acre.
- Neighborhood 1, Planning Area 5: N1-PA 5 is at a higher elevation than PA 4 and is also accessed off Merriam Mountains Parkway. A maximum of 141 variable residential dwelling units will be permitted on 10.7 acres at a density of 13.2 dwelling units per acre.

Neighborhood 2 is located in the south central portion of the property and is bisected by Meadow Park Lane. Neighborhood 2 will have a 4-acre natural park and 2 water quality basins.

- Neighborhood 2, Planning Area 1: N2-PA 1 is located at the southern entry of N2 along with N2, PA 2. A maximum of 166 variable residential dwelling units will be permitted on 22.2 acres for a density of 7.5 dwelling units per acre.
- Neighborhood 2, Planning Area 2: N2-PA2 is west of N2, PA 1 is and immediately south of N2, PA 3. A maximum of 58 variable residential dwelling units will be permitted on 10.5 acres for a density of 5.6 dwelling units per acre.
- Neighborhood 2, Planning Area 3: N2-PA 3 is north of N2, PA 2 and is west of N2, PA 4. A maximum of 72 variable residential dwelling units will be permitted on 12.9 acres for a density of 5.6 dwelling units per acre.
- Neighborhood 2, Planning Area 4: A maximum of 96 variable residential dwelling units will be permitted on 12.9 acres at a density of 7.5 dwelling units per acre.

Neighborhoods 3 and 4 are located in the center portion of the project and will be accessed by either Merriam Mountains Parkway or Meadow Park Lane. Planning Areas in these neighborhoods are located on plateaus and knolls or in valleys that are separated by the various peaks of the Merriam Mountains. A 12-acre community park and main recreation area is proposed for Planning Area 3 in Neighborhood 3.

- Neighborhood 3, Planning Area 1: N3-PA 1 is one of three planning areas that compose Neighborhood 3. All three planning areas are south of and take access

from Merriam Parkway. A maximum of 133 single-family dwelling units will be permitted on 29.0 acres at a density of 4.6 dwelling units per acre.

- Neighborhood 3, Planning Area 2: N3-PA 2 is east of PA 1 and is immediately south of PA 3. A maximum of 318 variable residential dwelling units will be permitted on 25.9 acres at a density of 12.3 dwelling units per acre.
- Neighborhood 3, Planning Area 3: N3-PA 3 is immediately north of PA 2 and is planned for a 12-acre community park and recreation area. No residential density is assigned.

Neighborhood 4 is north and/or east of Neighborhood 3 and is comprised of three distinct development clusters and five planning areas.

- Neighborhood 4, Planning Area 1 and 2: N4-PA 1 and N4-PA 2 are located on the east either side of Merriam Mountains Parkway approximately 1000' northwesterly from Neighborhood 1. A maximum of 136 single-family detached dwelling units will be permitted on 20.4 acres at a density of 6.7 dwelling units per acre in PA 1 and 132 single-family detached dwelling units will be permitted on 29.6 acres at a density of 4.5 dwelling units per acre will be permitted in PA 2.
- Neighborhood 4, Planning Area 2: N4-PA2 is located on the west side of Merriam Mountains Parkway approximately 1000' northwesterly from Neighborhood 1. A maximum of 132 single-family detached dwelling units will be permitted on 29.6 acres at a density of 4.5 dwelling units per acre.
- Neighborhood 4, Planning Area 3: N4-PA 3 is north of the interchange of Merriam Mountains Parkway and Meadow Park Lane and shares a development cluster with N4-PA 4. A maximum of 89 single-family detached dwelling units will be permitted on 20.5 acres at a density of 4.4 dwelling units per acre.
- Neighborhood 4, Planning Area 4: N4-PA 4 is west of PA 3. A maximum of 91 single-family detached dwelling units will be permitted on 21.3 acres at a density of 4.3 dwelling units per acre.
- Neighborhood 4, Planning Area 5: N4-PA 5 is a stand alone planning area and is west of PA 4 and north of N3-P A 1. A maximum of 101 single-family detached dwelling units will be permitted on 29.2 acres at a density of 3.5 dwelling units per acre.

Neighborhood 5 is the most northerly neighborhood in the project and in North County Metro planning area. This neighborhood is accessed via Merriam Mountains Parkway and Rock Bluff Lane. Additional emergency access will be provided to Twin Oaks Valley Road via Camino Mayor. A private park is proposed for each planning area in Neighborhood 5.

- Neighborhood 5, Planning Area 1: N5-PA 1 is the first of five planning areas associated with Neighborhood 5. A maximum of 34 single-family detached dwelling units will be permitted on 8.7 acres at a density of 3.0 dwelling units per acre.

- Neighborhood 5, Planning Area 2: N5-PA 2 is located at the easterly edge of Neighborhood 5. A maximum of 119 single-family detached dwelling units will be permitted on 24.9 acres at a density of 4.8 dwelling units per acre.
- Neighborhood 5, Planning Area 3: A maximum of 108 single-family detached dwelling units will be constructed on 25.5 acres at a density of 4.2 dwelling units per acre.
- Neighborhood 5, Planning Area 4: A maximum of 97 single-family detached dwelling units will be permitted on 23.9 acres at a density of 4.1 dwelling units per acre.
- Neighborhood 5, Planning Area 5: N5-PA 5 is the most westerly development cluster. A maximum of 100 single-family detached dwelling units will be constructed on 39.0 acres at a density of 2.6 dwelling units per acre.

The Estate Residential Planning Area (PA 20) is the most northerly development cluster and is accessed off Lawrence Welk Drive. This PA is not internally connected to the other five neighborhoods. A maximum of 10 single-family estate dwelling units will be permitted on 20 acres at a density of 0.5 dwelling units per acre.

The Open Space Planning Area is composed of a number of individual parcels that are known collectively as OSPA. OSPA is 1,820 acres and will be preserved as natural open space and may become part of the North County MSCP. There is no residential density allocated to Open Space Planning Area.

Project Phasing: Construction would take place in four major phases over 8 to 10 years depending upon market demand. The first phase would be Neighborhood One, Neighborhood Two and a portion of Neighborhood Three. The second phase would be the remainder of Neighborhood Three and the third phase would be Neighborhood Four. Phase four would be Neighborhood Five, which would proceed independently from the other Neighborhoods. Approximately 12,000,000 cubic yards of earthwork would be required in a balanced operation. Additionally, rock crushing would be required during all construction phases.

General Plan Amendment (GPA): The SP proposes to amend the County of San Diego General Plan to: (1) change categories of the Regional Land Use Element to coincide with the Sphere of Influence (SOI) of the City of San Marcos, and (2) to change the Land Use Designation for the entire site to (21) Specific Plan Area. The southeasterly 31 acres of the 2,320-acre Merriam property are currently subject to Policy 1.1 Current Urban Development Area (CUDA) Regional Category of the Regional Land Use Element, and the northern 2,291 acres are subject to Policy 1.3 Estate Development Area (EDA) Regional Category. The Cities of Escondido and San Marcos SOI currently cover portions of this area. The GPA would shift the boundary between CUDA and EDA to coincide with the SOI of the City of San Marcos, and would allow for the preparation of a comprehensive Specific Plan with a density of 1.03 dwelling units per acre, resulting in a total of 2,391 dwelling units.

Rezone: The Merriam SP proposes a rezone to change the current Use Regulations to S88, Specific Plan Area Use Regulations to allow for single-family dwelling units, variable residential dwelling units, and general commercial and open space uses.

Offsite Improvements: As shown on Figure 3, the proposed project includes improvements to Dear Springs Road and Twin Oaks Valley Road, and new emergency access roads. Utility extensions are required and off-site facilities may require expansion.

PROBABLE ENVIRONMENTAL EFFECTS: The probable environmental effects associated with the project are detailed in the attached Environmental Initial Study. All questions answered "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" will be analyzed further in the Environmental Impact Report. All questions answered "Less than Significant Impact" or "Not Applicable" will not be analyzed further in the Environmental Impact Report. Based on an Initial Study prepared by the County of San Diego Department of Planning and Land Use, dated May 28, 2004, it has been determined that the potentially significant environmental effects that may occur as a result of implementation of the project include:

Aesthetics	Agricultural Resources	Air Quality
Biological Resources	Cultural Resources	Geology/Soils
Hazards	Hydrology/Water Quality	Land Use/Planning
Mineral Resources	Noise	Population/Housing
Public Services/Utilities	Recreation	Transportation/Traffic

These issues, along with an analysis of project alternatives, cumulative impacts, and potential for growth inducement, will be discussed in the EIR for the Merriam Mountains project (ER 04-08-028).

PUBLIC SCOPING MEETING: Consistent with Section 21083.9 of the CEQA Statutes, a public scoping meeting will be held to solicit comments on the scope of the EIR. This meeting will be held on October 13, 2004 at the Twin Oaks High School, 158 Cassou Road, San Marcos, CA 92069 beginning at 6:00 p. m. in the multi-purpose room. For additional information, please contact Maggie Loy at (858) 694-3736 or by e-mail at maggie.loy@sdcounty.ca.gov.

Attachments: Figure 1: Regional Map Location Map
 Figure 2: Vicinity Map
 Figure 3: Proposed Project Map
 Figure 4: Land Use Plan Exhibit

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GARY L. PRYOR
DIRECTOR



County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

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September 30, 2004

CEQA Initial Study - Environmental Checklist Form (Based on the State CEQA Guidelines, Appendix G Rev. 10/98)

1. Project Number(s)/Environmental Log Number/Title:

GPA 04-06, SP 04-06, R04-013, TM 5381, S04-035, S04-036, S04-037, S04-038, ER 04-08-028, Merriam Mountains Specific Plan

2. Lead agency name and address:

County of San Diego, Department of Planning and Land Use
5201 Ruffin Road, Suite B,
San Diego, CA 92123-1666

3. a. Contact Maggie Loy, Planner

b. Phone number: (858) 694-3736

c. E-mail: maggie.loy@sdcounty.ca.gov.

4. Project location:

The Merriam Mountains Specific Plan (SP) consists of approximately 2,320 acres located within the Merriam Mountains of northern San Diego County. The site is bounded by Interstate 15 (I-15) on the east, Deer Springs Road (S12) on the south, and Twin Oaks Valley Road on the west, with a small portion of the western edge of the site traversed by Twin Oaks Valley Road, and the northeast corner of the site traversed by Lawrence Welk Drive. Gopher Canyon Road is located approximately one mile north of the site. The project includes the Twin Oaks Valley Community in the southern portion of the site, Hidden Meadows Community in the eastern portion of the site, and the Bonsall Community in the northern portion of the site. Portions of the site are within the City of San Marcos and the City of Escondido sphere of influences, with no annexation anticipated. Figures 1 and 2 show the project on a regional and local scale. Thomas Brothers Coordinates: Page 1088 F3, 62-4, H2-4, I-7; Page 1089 A2-7, B4-6, C6-7.

5. Project sponsor's name and address:

Stonegate Merriam Mountains, LLC
27071 Cabot Road, Suite 106
Laguna Hills, CA
Attention: Joseph Perring

6. General Plan Designation
Regional Land Use Element:
Current Urban Development Area (CUDA)
Estate Development Area (EDA)

Community Plan, Land Use Designation and Density:

Community Plan	Land Use Designation	Density
North County Metro	(1) Residential	1 du/1, 2 & 4 acres
North County Metro	(13) General Commercial	Commercial
North County Metro	(15) Limited Impact Industrial	Industrial
North County Metro	(17) Estate Residential	1 du/2 & 4 acres
North County Metro	(18) Multiple Rural Use	1 du./4, 8 & 20 acres
North County Metro	(19) Intensive Agriculture	1 du/2, 4 & 8 acres
Bonsall Community Plan	(18) Multiple Rural Use	1 du/4, 8 & 20 acres

Density on the entire 2,320-acre site allows up to 280 dwelling units and 30,000 square feet of commercial and industrial development.

7. Zoning
Use Regulation, Density, and Special Area Regulation:

Use Regulation	Density	Special Area Regulation
C36	40 (commercial)	B, D
M52	-- (industrial)	B
M52	-- (industrial)	B, D
RR.5	0.5 du/acre	B
A70	0.25 du/acre	B
A70	0.5 du/acre	B
A70	0.25/acre	--
S92	0.25 du/acre	B
S92	0.25 du/acre	--
S92	0.25 du/acre	B
S92	0.25 du/acre	B
S82	0.05 du/acre	B
S82	-- (quarrying uses)	--
RR.25	0.25 du/acre	B

8. Description of project (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation):

Project Design Overview: The Merriam Mountains Specific Plan (SP) proposes to develop a master-planned community integrating residential, commercial, recreational and open space land uses. The Merriam Mountains SP will allow a maximum of 2,391 dwelling units with an overall density of 1.03 dwelling units per acre within the 2,320-acre SP area. Residential density within the planning areas ranges from 0.5 dwelling units per acre to 20.0 dwelling units per acre. The higher density planning areas are in Neighborhood 1, which is the gateway to Merriam Mountains at the Deer Springs Road / I-15 interchange. The lower density planning areas are located in the north central and northern portions of the property, adjacent to the more semi-rural uses adjoining the SP area. To ensure compatibility with the rural charm of Twin Oaks Valley and Bonsall, approximately 1,820 acres of open space is retained in the eastern, northeastern, northern and western portions of the SP area. Figure 3 depicts the proposed project, including potential offsite improvements for roadways, emergency access, and utilities.

The SP will include policies and programs for the preservation and ongoing viability of the natural open spaces and direction for the development of 1,052 single-family detached units, 1,045 variable residential density (detached and attached/owned) units, and 194 multi-family dwelling (apartment/rented) units, 12.9 acres of neighborhood commercial, 24 private parks, 1 public park, 21.3 miles of trails, and associated community facilities and infrastructure. Approximately 1,820 acres within the project area would be designated as permanent open space with approximately 1,520 acres to be part of the regional open space preserve and corridor system.

Traffic and Circulation: Access to the SP area is provided from three primary locations, as shown on Figure 3. The southern primary entrances are Merriam Mountains Parkway and Meadow Park Lane. Merriam Mountains Parkway is planned as a four lane Collector that provides access to Deer Springs Road near I-15. As Merriam Mountains Parkway traverses the project, it decreases to a modified Residential Collector, a two lane median divided road and then to a Rural Light Collector, a two lane undivided roadway. Meadow Park Lane will be a two lane Modified Rural Light Collector, a two lane median divided road that will intersect Deer Springs Road approximately 1.4 miles west of I-15. As Meadow Park Lane traverses the project it decreases to a Rural Light Collector, an undivided two-lane road. The third primary access is from Lawrence Welk Drive in the northeastern portion of the site. Potential secondary access roads and offsite roadway improvements are also depicted on Figure 3.

Land Use: The Merriam Mountains SP proposes development of a master-planned community, composed of five distinct neighborhoods in the North County Metropolitan Subregional Planning Area, plus estate residential in the Bonsall Community Planning Area. It is intended that the development of Merriam Mountains be compatible with surrounding land uses and preserve sensitive lands and biological resources. The Specific Plan land use designations for

Merriam Mountains include Open Space, Recreation, Residential and Commercial.

The project is comprised of the following neighborhood planning areas as described below and depicted in Figure 4:

Neighborhood 1 is the gateway into the Merriam Mountains SP and is immediately adjacent to the intersection of Deer Springs Road and Interstate 15. Neighborhood 1 contains high-density residential and commercial uses.

- Neighborhood 1, Planning Area 1: N1-PA 1 is located at the southeastern entry of the Merriam Mountains SP. Specialty commercial is planned on 2.1 acres.
- Neighborhood 1, Planning Area 2: N1-PA 2 is located across Merriam Mountains Parkway from N1-PA 1. General Commercial is planned on 10.8 acres.
- Neighborhood 1, Planning Area 3: N1-PA3 is located adjacent to N1-PA 2 and has access off Merriam Mountains Parkway. A maximum of 194 multi-family residential dwelling units will be permitted on 9.7 acres at a density of 20.0 dwelling units per acre.
- Neighborhood 1, Planning Area 4: N1-PA 4 is located west of PA 3. A maximum of 201 variable residential dwelling units will be permitted on 13.4 acres at a density of 15.0 dwelling units per acre.
- Neighborhood 1, Planning Area 5: N1-PA 5 is at a higher elevation than PA 4 and is also accessed off Merriam Mountains Parkway. A maximum of 141 variable residential dwelling units will be permitted on 10.7 acres at a density of 13.2 dwelling units per acre.

Neighborhood 2 is located in the south central portion of the property and is bisected by Meadow Park Lane. Neighborhood 2 will have a 4-acre natural park and 2 water quality basins.

- Neighborhood 2, Planning Area 1: N2-PA 1 is located at the southern entry of N2 along with N2, PA 2. A maximum of 166 variable residential dwelling units will be permitted on 22.2 acres for a density of 7.5 dwelling units per acre.
- Neighborhood 2, Planning Area 2: N2-PA2 is west of N2, PA 1 is and immediately south of N2, PA 3. A maximum of 58 variable residential dwelling units will be permitted on 10.5 acres for a density of 5.6 dwelling units per acre.
- Neighborhood 2, Planning Area 3: N2-PA 3 is north of N2, PA 2 and is west of N2, PA 4. A maximum of 72 variable residential dwelling units will be permitted on 12.9 acres for a density of 5.6 dwelling units per acre.
- Neighborhood 2, Planning Area 4: A maximum of 96 variable residential dwelling units will be permitted on 12.9 acres at a density of 7.5 dwelling units per acre.

Neighborhoods 3 and 4 are located in the center portion of the project and will be accessed by either Merriam Mountains Parkway or Meadow Park Lane.

Planning Areas in these neighborhoods are located on plateaus and knolls or in valleys that are separated by the various peaks of the Merriam Mountains. A 12-acre community park and main recreation area is proposed for Planning Area 3 in Neighborhood 3.

- Neighborhood 3, Planning Area 1: N3-PA 1 is one of three planning areas that compose Neighborhood 3. All three planning areas are south of and take access from Merriam Parkway. A maximum of 133 single-family dwelling units will be permitted on 29.0 acres at a density of 4.6 dwelling units per acre.
- Neighborhood 3, Planning Area 2: N3-PA 2 is east of PA 1 and is immediately south of PA 3. A maximum of 318 variable residential dwelling units will be permitted on 25.9 acres at a density of 12.3 dwelling units per acre.
- Neighborhood 3, Planning Area 3: N3-PA 3 is immediately north of PA 2 and is planned for a 12-acre community park and recreation area. No residential density is assigned.

Neighborhood 4 is north and/or east of Neighborhood 3 and is comprised of three distinct development clusters and five planning areas.

- Neighborhood 4, Planning Area 1 and 2: N4-PA 1 and N4-PA 2 are located on the east either side of Merriam Mountains Parkway approximately 1000' northwesterly from Neighborhood 1. A maximum of 136 single-family detached dwelling units will be permitted on 20.4 acres at a density of 6.7 dwelling units per acre in PA 1 and 132 single-family detached dwelling units will be permitted on 29.6 acres at a density of 4.5 dwelling units per acre will be permitted in PA 2.
- Neighborhood 4, Planning Area 2: N4-PA2 is located on the west side of Merriam Mountains Parkway approximately 1000' northwesterly from Neighborhood 1. A maximum of 132 single-family detached dwelling units will be permitted on 29.6 acres at a density of 4.5 dwelling units per acre.
- Neighborhood 4, Planning Area 3: N4-PA 3 is north of the interchange of Merriam Mountains Parkway and Meadow Park Lane and shares a development cluster with N4-PA 4. A maximum of 89 single-family detached dwelling units will be permitted on 20.5 acres at a density of 4.4 dwelling units per acre.
- Neighborhood 4, Planning Area 4: N4-PA 4 is west of PA 3. A maximum of 91 single-family detached dwelling units will be permitted on 21.3 acres at a density of 4.3 dwelling units per acre.
- Neighborhood 4, Planning Area 5: N4-PA 5 is a stand alone planning area and is west of PA 4 and north of N3-P A 1. A maximum of 101 single-family detached dwelling units will be permitted on 29.2 acres at a density of 3.5 dwelling units per acre.

Neighborhood 5 is the most northerly neighborhood in the project and in North County Metro planning area. This neighborhood is accessed via Merriam Mountains Parkway and Rock Bluff Lane. Additional emergency access will be provided to Twin Oaks Valley Road via Camino Mayor. A private park is proposed for each planning area in Neighborhood 5.

- Neighborhood 5, Planning Area 1: N5-PA 1 is the first of five planning areas associated with Neighborhood 5. A maximum of 34 single-family detached dwelling units will be permitted on 8.7 acres at a density of 3.0 dwelling units per acre.
- Neighborhood 5, Planning Area 2: N5-PA 2 is located at the easterly edge of Neighborhood 5. A maximum of 119 single-family detached dwelling units will be permitted on 24.9 acres at a density of 4.8 dwelling units per acre.
- Neighborhood 5, Planning Area 3: A maximum of 108 single-family detached dwelling units will be constructed on 25.5 acres at a density of 4.2 dwelling units per acre.
- Neighborhood 5, Planning Area 4: A maximum of 97 single-family detached dwelling units will be permitted on 23.9 acres at a density of 4.1 dwelling units per acre.
- Neighborhood 5, Planning Area 5: N5-PA 5 is the most westerly development cluster. A maximum of 100 single-family detached dwelling units will be constructed on 39.0 acres at a density of 2.6 dwelling units per acre.

The Estate Residential Planning Area (PA 20) is the most northerly development cluster and is accessed off Lawrence Welk Drive. This PA is not internally connected to the other five neighborhoods. A maximum of 10 single-family estate dwelling units will be permitted on 20 acres at a density of 0.5 dwelling units per acre.

The Open Space Planning Area is composed of a number of individual parcels that are known collectively as OSPA. OSPA is 1,820 acres and will be preserved as natural open space and may become part of the North County MSCP. There is no residential density allocated to Open Space Planning Area.

Project Phasing: Construction would take place in four major phases over 8 to 10 years depending upon market demand. The first phase would be Neighborhood One, Neighborhood Two and a portion of Neighborhood Three. The second phase would be the remainder of Neighborhood Three and the third phase would be Neighborhood Four. Phase four would be Neighborhood Five, which would proceed independently from the other Neighborhoods. Approximately 12,000,000 cubic yards of earthwork would be moved onsite with no expected export or import of material. Additionally, rock crushing would be required during all construction phases.

General Plan Amendment (GPA): The SP proposes to amend the County of San Diego General Plan to: (1) change categories of the Regional Land Use Element to coincide with the Sphere of Influence (SOI) of the City of San Marcos, and (2)

to change the Land Use Designation for the entire site to (21) Specific Plan Area. The southeasterly 31 acres of the 2,320-acre Merriam property are currently subject to Policy 1.1 Current Urban Development Area (CUDA) Regional Category of the Regional Land Use Element, and the northern 2,291 acres are subject to Policy 1.3 Estate Development Area (EDA) Regional Category. The Cities of Escondido and San Marcos SOI currently cover portions of this area. The GPA would shift the boundary between CUDA and EDA to coincide with the SOI of the City of San Marcos, and would allow for the preparation of a comprehensive Specific Plan with a density of 1.03 dwelling units per acre, resulting in a total of 2,391 dwelling units.

Rezone: The Merriam SP proposes a rezone to change the current Use Regulations to S88, Specific Plan Area Use Regulations to allow for single-family dwelling units, variable residential dwelling units, and general commercial and open space uses.

Offsite Improvements: As shown on Figure 3, the proposed project includes improvements to Dear Springs Road and Twin Oaks Valley Road, and new emergency access roads. Utility extensions are required and off-site facilities may require expansion.

9. Surrounding land uses and setting (Briefly describe the project's surroundings):

In a regional context, the project site is located in northern unincorporated San Diego County, approximately 40 miles from downtown San Diego, 20 miles east of the Pacific Ocean and just north of the Cities of Escondido and San Marcos. The eastern and northern area of the site is located within the San Luis Rey-Escondido watershed, the largest hydrological unit in the San Diego region. The southern area is located in the Carlsbad Hydrologic Unit and San Marcos Hydrological Area. The Merriam site is also within the coastal subprovince of the Peninsular Ranges Geomorphic Province. Habitat types in this area of San Diego County generally consist of Southern Mixed Chaparral.

Unique features in this area of San Diego County include the San Marcos Mountains which are located northwest of the project site, and the Merriam Mountains which are located on the project site. The San Marcos Mountains are significant due to their undeveloped nature, potential to support mammal species, and the presence of rare and endangered plant species such as Cleveland sage and southern mountain misery. The Merriam Mountains are significant due to their undeveloped nature and potential to form the cornerstone of the North County MSCP Subarea Plan. The Merriam Mountains are shown on the North County MSCP Subarea Working Draft Map with an asterisk indicating, "*Properties currently being negotiated for hardline preserve.*" In addition, the Merriam Mountains contain undeveloped steep slopes and rock outcroppings that are visually prominent from the I-15 scenic corridor. Moosa Canyon, the valley occupied by the I-15, runs from the northern to northeastern vicinity of the site. In addition, the area is a tributary to the San Luis Rey River (to the north)

through the South Fork of Gopher Canyon. The San Luis Rey River is an important riparian corridor containing woodland vegetation as well as rare and protected species. Tributaries to the San Marcos Creek are also located in the vicinity and flow southwest towards Batiquitos Lagoon.

Significant resources in the general area include various types of wetland vegetation, stands of coastal sage scrub and chaparral, the federally listed California gnatcatcher (in patchy steppingstone occurrences along the I-15 corridor), rugged areas of rock outcroppings and cliffs and a historic (unoccupied) golden eagle nesting site. The City of San Marcos to the south and I-15 to the east serve as a barrier to wildlife movement.

Surrounding land uses to the north, west, and south of the project site include large-lot single-family development and avocado groves. Many of the prominent ridges surrounding the site are occupied by existing homes. Lawrence Welk Village and the community of Hidden Meadows lie to the east of I-15. South of the site is the Golden Door Fitness Resort and estate development along the city/county border of San Marcos. The City of Oceanside wastewater department owns 180 acres to the north, and there is a large sand and gravel mining operation in Gopher Canyon. The second San Diego Aqueduct crosses the western portion of the site.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

<u>Permit Type/Action</u>	<u>Agency</u>
Administrative Permit	County of San Diego
Lot Area Averaging	
General Plan Amendment	County of San Diego
Habitat Loss Permit	County of San Diego
Landscape Plans	County of San Diego
Rezone	County of San Diego
Road Opening	County of San Diego
Road Vacation	County of San Diego
Site Plan	County of San Diego
Specific Plan	County of San Diego
Vesting Tentative Map	County of San Diego
Open Space Easement Vacation	County of San Diego
County Right-of-Way, Construction, Excavation, and Encroachment Permits	County of San Diego
Grading Permit	
Improvement Plans	County of San Diego
Remandment of Relinquished Access Rights	County of San Diego
Annexation to a City or Special District (to be determined)	Local Agency Formation Commission (LAFCO), Vallecitos Water District
State Highway Encroachment Permit	CALTRANS

Permit Type/Action

Agency

401 Permit - Water Quality Certification	Regional Water Quality Control Board (RWQCB)
404 Permit - Dredge and Fill	US Army Corps of Engineers (ACOE)
1603 - Streambed Alteration Agreement	CA Department of Fish and Game (CDFG)
Air Quality Permit to Construct	Air Pollution Control District (APCD)
Air Quality Permit to Operate - Title V Permit	APCD
Dewatering Permit	RWQCB
National Pollutant Discharge Elimination System (NPDES) Permit	RWQCB
General Construction Stormwater Permit	RWQCB
Waste Discharge Requirements Permit	RWQCB
Water District Approval	Vallecitos/Rainbow Water Districts
Sewer District Approval	Vallecitos/Rainbow Water Districts
School District Approval	Escondido High, Bonsall Union, San Marcos Unified, and Fallbrook Elementary and High School Districts

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> <u>Aesthetics</u> | <input checked="" type="checkbox"/> <u>Agriculture Resources</u> | <input checked="" type="checkbox"/> <u>Air Quality</u> |
| <input checked="" type="checkbox"/> <u>Biological Resources</u> | <input checked="" type="checkbox"/> <u>Cultural Resources</u> | <input checked="" type="checkbox"/> <u>Geology & Soils</u> |
| <input checked="" type="checkbox"/> <u>Hazards & Haz. Materials</u> | <input checked="" type="checkbox"/> <u>Hydrology & Water Quality</u> | <input checked="" type="checkbox"/> <u>Land Use & Planning</u> |
| <input checked="" type="checkbox"/> <u>Mineral Resources</u> | <input checked="" type="checkbox"/> <u>Noise</u> | <input checked="" type="checkbox"/> <u>Population & Housing</u> |
| <input checked="" type="checkbox"/> <u>Public Services</u> | <input checked="" type="checkbox"/> <u>Recreation</u> | <input checked="" type="checkbox"/> <u>Transportation/Traffic</u> |
| <input checked="" type="checkbox"/> <u>Utilities & Service Systems</u> | <input checked="" type="checkbox"/> <u>Mandatory Findings of Significance</u> | |

DETERMINATION: (To be completed by the Lead Agency)
On the basis of this initial evaluation:

- ☐ On the basis of this Initial Study, the Department of Planning and Land Use finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

September 30, 2004

- ☐ On the basis of this Initial Study, the Department of Planning and Land Use finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☒ On the basis of this Initial Study, the Department of Planning and Land Use finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Maggie Loy
Signature

September 30, 2004
Date

Maggie Loy
Printed Name

Environmental Planner
Title

I. AESTHETICS – Would the project:

a) Have a substantial adverse effect on a scenic vista?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Scenic vistas are singular vantage points that offer unobstructed views of valued viewsheds, including areas designated as official scenic vistas along major highways or County designated visual resources. Twin Oaks Valley Road and I-15 are designated Scenic Highways by the General Plan. The project involves significant grading with some manufactured slopes in excess of 100 feet. The viewshed and visible components of the landscape within that viewshed, including the underlying landform and overlaying landcover, must be established for each scenic vista. A Visual Analysis must be prepared that provides information on the potential impacts from the proposed grading and other development on the site. The Visual Analysis will need to include the following:

1. Determination of off-site locations that will have views of the proposed development.
2. Determination of the level of impact based upon the number of persons who would be affected by the views.
3. Photos of the project site from the key locations and photo simulations depicting how the project will appear.
4. Determination of compliance with the Dark Skies Ordinance.
5. Analysis of the direct and cumulative impacts and proposed mitigation measures.

Additional information is required including an analysis of direct, indirect, and cumulative project impacts.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

State scenic highways refer to those highways that are officially designated. A scenic highway is officially designated as a State scenic highway when the local jurisdiction adopts a scenic corridor protection program, applies to the California Department of Transportation for scenic highway approval, and receives notification from Caltrans that the highway has been designated as an official Scenic Highway. The project is not in the vicinity of a State scenic highway.

Therefore, the project will not have any adverse affect on a scenic resource within a State scenic highway.

- c) Substantially degrade the existing visual character or quality of the site and its surroundings?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

The proposed project will alter the visual environment through landform modification and construction including grading of 12 million cubic yards or earth. Visual character is the objective composition of the visible landscape within a viewshed. Visual character is based on the organization of the pattern elements line, form, color, and texture. Visual character is commonly discussed in terms of dominance, scale, diversity and continuity. Visual quality is the viewer's perception of the visual environment and varies based on exposure, sensitivity and expectation of the viewers. The existing visual character and quality of the project site and surrounding can be characterized as mountains with boulders and lacking in development. See above requirement to prepare a Visual Analysis.

- d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

The project does propose to use outdoor lighting, and it is possible that building materials with highly reflective properties such as highly reflective glass or high-gloss surface colors may be proposed. The proposed project will use outdoor lighting and is located within Zone B (more than 15 miles from Observatories) as identified by the San Diego County Light Pollution Code. The project is required to conform to the Light Pollution Code (Section 59.101-59.115), including the Zone B lamp type and shielding requirements per fixture and hours of operation limitations for outdoor lighting and searchlights.

In addition, the proposed project proposes to control outdoor lighting and sources of glare in the following ways:

1. The project will not install outdoor lighting that directly illuminates neighboring properties.
2. The project will not install outdoor lighting that would cast a direct beam angle towards a potential observer, such as a motorists, cyclist or pedestrian.

3. The project will not install outdoor lighting for vertical surfaces such as buildings, landscaping, or signs in a manner that would result in useful light or spill light being cast beyond the boundaries of intended area to be lit.
4. The project will not install any highly reflective surfaces such as glare-producing glass or high-gloss surface color that will be visible along roadways, pedestrian walkways, or in the line of sight of adjacent properties.

The project will not contribute to significant cumulative impacts on day or nighttime views because the project conforms to the Light Pollution Code. The Code was developed by the San Diego County Department of Planning and Land Use and Department of Public Works in cooperation with lighting engineers, astronomers, land use planners from San Diego Gas and Electric, Palomar and Mount Laguna observatories, and local community planning and sponsor groups to effectively address and minimize the impact of new sources of light pollution on nighttime views. The standards in the Code are the result of this collaborative effort and establish an acceptable level for new lighting. Compliance with the Code is required prior to issuance of any building permit for any project. Mandatory compliance for all new building permits ensures that this project in combination with all past, present and future projects will not contribute to a cumulatively considerable impact. Moreover, the project's additional outdoor lighting and glare is controlled and limits light pollution to the project site or directly around the light source and will not contribute to a cumulative impact. Therefore, compliance with the Code, in combination with the outdoor and glare controls listed above, ensure that the project will not create a significant new source of substantial light or glare, which would adversely affect daytime or nighttime views in the area, on a project or cumulative level.

II. AGRICULTURE RESOURCES – Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

The project site and the surrounding area have land designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance Farmland). As a result, the proposed project was reviewed and determined to have potentially significant adverse project or cumulative level impacts related to the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use for the following reasons. Additional information and analysis is required.

- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

The project site is currently zoned A70, limited agricultural use, which is considered to be an agricultural zone. The proposed project will change the zoning to S88, Specific Plan that proposes residential and commercial uses. None of the project site supports lands that are included as a part of a Williamson Act contract. Additional information and analysis is required.

- c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

The project site and surrounding area contains lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Additional information is required about direct and cumulative impacts.

III. AIR QUALITY – Would the project:

- a) Conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP)?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

The project proposes development with density levels that are greater than anticipated in the SANDAG growth projections used in development of the RAQS and SIP. Operation of the project may result in emissions of significant quantities of criteria pollutants listed in the California Ambient Air Quality Standards or toxic air contaminants as identified by the California Air Resources Board. As such, the proposed project may conflict with the RAQS and the SIP. Additional information is required including an analysis of direct, indirect, and cumulative project impacts.

- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

In general, air quality impacts from land use projects are the result of emissions from motor vehicles, and from short-term construction activities associated with such projects. The San Diego County Air Pollution Control District (SDAPCD) has established screening-level criteria for all new source review (NSR) in APCD Rule 20.2. This project exceeds the screening-level criteria and therefore, more information and analysis is required. Screening levels for reactive organic compounds (ROC) from the CEQA Air Quality Handbook for the South Coast Air Basin (SCAB), which has stricter standards for emissions of ROCs/VOCs than San Diego's, are also exceeded.

- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

San Diego County is presently in non-attainment for the 1-hour concentrations under the California Ambient Air Quality Standard (CAAQS) for Ozone (O_3). San Diego County is also presently in non-attainment for the annual geometric mean and for the 24-hour concentrations of Particulate Matter less than or equal to 10 microns (PM_{10}) under the CAAQS. O_3 is formed when volatile organic compounds (VOCs) and nitrogen oxides (NO_x) react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil); solvents; petroleum processing and storage; and pesticides. Sources of PM_{10} in both urban and rural areas include: motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands.

A list of past, present and future projects within the surrounding area will also need to be evaluated for cumulative air quality impacts. The proposed project as well as the past, present and future projects may exceed the screening-level criteria established by SDAPCD Rule 20.2 and by the SCAQMD CEQA air quality handbook section 6.2 and 6.3, therefore, the construction and operational emissions associated with the proposed project may create a cumulatively considerable impact or a considerable net increase of PM_{10} , or any O_3 precursors.

d) Expose sensitive receptors to substantial pollutant concentrations?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Air quality regulators typically define sensitive receptors as schools (Preschool-12th Grade), hospitals, resident care facilities, or day-care centers, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality. Additional information is necessary to evaluate direct and cumulative impacts.

e) Create objectionable odors affecting a substantial number of people?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

The project could produce objectionable odors, which would result from the wastewater facilities that will be required by the project. Additional information is needed to assess potential impacts. In addition, the affects of objectionable odors are localized to the immediate surrounding area and may contribute to a cumulatively considerable odor. A list of past, present and future projects within the surrounding area must be evaluated to determine whether these projects create objectionable odors.

IV. BIOLOGICAL RESOURCES – Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Preliminary survey results and records indicate that the project may have a substantial adverse effect, either directly or through habitat modifications, on species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations. Additional information is required to determine if there will be significant direct or cumulative effects. The following species have been detected on the project site: California gnatcatcher, northern red-diamond rattlesnake, San Diego horned lizard, Belding's orange-throated

whiptail, coastal whiptail, and San Diego desert woodrat. Additional surveys are planned.

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

The project may have a substantial adverse effect, either directly or through habitat modifications, on riparian habitat and other sensitive natural communities regulated by the wildlife agencies. Additional information is required to determine if there will be significant direct or cumulative effects. Wetlands including southern willow scrub, freshwater marsh, mulefat scrub, coast live oak/sycamore riparian woodland, and non-wetland waters are present. In addition, uplands including 29.3 acres of Diegan coastal sage scrub, 2,215.7 acres of Southern mixed chaparral (including mafic chaparral), and 23.2 acres of non-native grasslands are present on site.

- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to rivers, marshes, and the coast) through direct removal, filling, hydrological interruption, or other means?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Wetlands, defined by Section 404 of the Clean Water Act will potentially be impacted by the project. Additional information is required to determine if there will be significant direct or cumulative effects. There are five watersheds and associated wetlands found within the project boundaries.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

The site has habitat that allows the movement of native resident or migratory wildlife species, and established native resident or migratory wildlife corridors. Additional information is required to determine if there will be significant direct or

cumulative effects on movement patterns. Mule deer was detected on the site; mountain lion is known from the site several years ago. The project provides a large block of natural habitat (2,283 acres) known as the Merriam Mountains, which provides unrestricted movement and core habitat for many species. The eastern portion of the project is also known to contribute to the "I-15 ladder", patches of coastal sage scrub habitat providing north/south movement potential for California gnatcatchers and other scrub-dependant birds.

- e) Conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

The project is subject to the Resource Protection Ordinance (RPO) for protection of wetlands and sensitive habitat lands, and the Habitat Loss Permit (HLP) Ordinance for protection of coastal sage scrub species in accordance with the Natural Communities Conservation Plan, an approved regional habitat conservation plan.

V. CULTURAL RESOURCES -- Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Based on a cursory field inspection of the property it was determined that there may be an historic structure within the project site. Additional information is required to determine if there will be significant direct or cumulative effects.

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Record searches indicate that the project site has a number of archaeological resources present. Additional information is required to determine if there will be significant direct or cumulative effects.

- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

A review of the paleontological maps provided by the San Diego Museum of Natural History indicates that the project is located on igneous rock and has low potential for producing fossil remains. Additionally, based on a site visit by Maggie Loy on July 17, 2004, no known unique geologic features were identified on the property or in the immediate vicinity.

- d) Disturb any human remains, including those interred outside of formal cemeteries?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Based on an analysis of records, it has been determined that the project may disturb human remains. The project site does not include a formal cemetery, but may contain archaeological resources that contain interred human remains. Additional information is required to determine if there will be significant direct or cumulative effects.

VI. GEOLOGY AND SOILS -- Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
Refer to Division of Mines and Geology Special Publication 42.

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

The project is within a Special Study zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault-Rupture Hazards Zones in California. A geology report should address whether evidence of recent (Holocene) fault activity is present within the project site.

ii. Strong seismic ground shaking?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

The Uniform Building Code (UBC) and the California Building Code (CBC) classifies all San Diego County with the highest seismic zone criteria, Zone 4. The project will have to conform to the Seismic Requirements – Chapter 16 Section 162- *Earthquake Design* as outlined within the California Building Code. Section 162 requires a soils compaction report with proposed foundation recommendations to be approved by a County Structural Engineer before the issuance of a building or grading permit. Depending on the information presented in the above required report, it will be determined whether the project is located within 5 kilometers of the centerline of a known active-fault zone as defined within the Uniform Building Code's Maps of Known Active Fault Near-Source Zones in California. Special mitigation measures may apply in this case.

iii. Seismic-related ground failure, including liquefaction?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

The geology of the project site is identified as the Cretaceous Plutonic and Pre-Cretaceous Metasedimentary. This geologic environment is not susceptible to ground failure from seismic activity. In addition, the site is not underlain by poor artificial fill or located within a floodplain. Therefore, there will be no impact from the exposure of people to adverse effects from a known area susceptible to ground failure.

iv. Landslides?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

The site is located within a low to moderate landslide susceptibility zone. The project area is located within an area of potential or pre-existing conditions that could become unstable in the event of seismic activity (steep slopes). A Geotechnical Report must be prepared to determine whether the area shows evidence of either pre-existing or potential conditions that could become unstable in the event of seismic activity.

b) Result in substantial soil erosion or the loss of topsoil?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

According to the Soil Survey of San Diego County, all of the soils on-site are identified with a soil erodibility rating of "moderate" and "severe" as indicated by the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973, including Acid igneous rock land, Cienega series, Escondido very fine sandy loam, Fallbrook series, Friant rocky fine sandy loam, Las Posas series, Ramona series, Visalia sandy loam, Vista rock loam, and Wyman loam. The project will result in development over 500 acres that could result in substantial soil erosion or the loss of topsoil. The following factors will reduce soil erosion and the loss of topsoil:

- The project will require that bare soils be protected; existing drainage patterns will not be altered; development will not be located in a floodplain, wetland, or significant drainage feature; and steep slopes will be avoided with minor encroachments.
- The project is required to prepare a Stormwater Management Plan. The plan must include Best Management Practices to ensure sediment does not erode from the project site.
- The project is required to comply with the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING). Compliance with these regulations minimizes the potential for water and wind erosion.

However, a geotechnical report must also be done and additional recommendations may be required to reduce soil erosion to a less than significant level.

The project is not likely to contribute to a cumulatively considerable impact because the of past, present and future projects included on the list of projects that involve grading or land disturbance are required to follow the requirements of the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING); Order 2001-01 (NPDES No. CAS 0108758), adopted by the San Diego Region RWQCB on February 21, 2001; County Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ord. No. 9424); and County Storm water Standards Manual adopted on February 20, 2002, and amended January 10, 2003 (Ordinance No. 9426).

- c) Will the project produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse (rockfall)?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

The project will result in site disturbance and grading of 500 acres and 12 Million cubic yards of material. In addition, records indicate that the project has unstable geological conditions for landslides and collapse; both on-site and off-site. Therefore the geotechnical report must address potential unstable geological conditions. For further information refer to VI Geology and Soils, Question a., i-iv listed above.

- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

- | | |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

A portion of the project is located on expansive soils as defined within Table 18-1-B of the Uniform Building Code (1994). This was confirmed by staff review of the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973. The soils on-site are Los Posas series with high shrink/swell characteristics and Fallbrook, Ramona, and Wyman soils with moderate shrink/swell characteristics. However the project will not have any significant impacts because the project is required to comply the improvement requirements identified in the 1997 Uniform Building Code, Division III – Design Standard for Design of Slab-On-Ground Foundations to Resist the Effects of Expansive Soils and Compressible Soils, which ensure suitable structure safety in areas with expansive soils, and because the project development has avoided most mapped expansive soils. A geotechnical report will also address any additional measures that should be done so that there will be no impacts will result to risks to life or property.

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

The project will rely on public water and sewer for the disposal of wastewater. A service availability letters has been received from the Vallecitos Water District indicating that the district has adequate capacity for the projects wastewater disposal needs. No septic tanks or alternative wastewater disposal systems are proposed.

VII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes?

- | | |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporation | <input checked="" type="checkbox"/> No Impact |

The project will not create a significant hazard to the public or the environment because it does not propose the storage, use, transport, emission, or disposal of Hazardous Substances, nor are Hazardous Substances proposed or currently in use in the immediate vicinity.

- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

The project will not contain, handle, or store any potential sources of chemicals or compounds that would present a significant risk of accidental explosion or release of hazardous substances.

- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

The project is not located within one-quarter mile of an existing or proposed school. Therefore, the project will not have any effect on an existing or proposed school.

- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

The project is not located on a site listed in the State of California Hazardous Waste and Substances sites list compiled pursuant to Government Code Section 65962.5.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

The proposed project is not located within a Comprehensive Land Use Plan (CLUP) for airports; or within two miles of a public airport. Also, the project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport. Therefore, the project will not constitute a safety hazard for people residing or working in the project area.

- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

The proposed project is not within one mile of a private airstrip. As a result, the project will not constitute a safety hazard for people residing or working in the project area.

- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

The following sections summarize the project's consistency with applicable emergency response plans or emergency evacuation plans.

i. OPERATIONAL AREA EMERGENCY PLAN:

The Operational Area Emergency Plan is a framework document that provides direction to local jurisdictions to develop specific operational area of San Diego County. It provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The project will not interfere with this plan because it will not prohibit subsequent plans from being established.

ii. SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN

The San Diego County Nuclear Power Station Emergency Response Plan will not be interfered with by the project due to the location of the project, plant and the specific requirements of the plan. The emergency plan for the San Onofre Nuclear Generating Station includes an emergency planning zone within a 10-mile radius. All land area within 10 miles of the plant is not within the jurisdiction of the unincorporated County and as such a project in the unincorporated area is not expected to interfere with any response or evacuation.

iii. OIL SPILL CONTINGENCY ELEMENT

The Oil Spill Contingency Element will not be interfered with because the project is not located along the coastal zone or coastline.

iv. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN

The California Aqueduct is in the vicinity of the project. However, the Emergency Water Contingencies Annex and Energy Shortage Response Plan will not be interfered with because the project does not propose altering this major water supply infrastructure, or any other water or energy supply infrastructure.

v. DAM EVACUATION PLAN

The Dam Evacuation Plan for will not be interfered with because the project is located outside a dam inundation zone.

- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

A Fire Service Availability Letter and conditions have been received from the Deer Springs Fire Protection District. The proposed project is adjacent to wildlands that have the potential to support wildland fires. A Fire Protection Plan has been required, which will analyze whether the project will expose people or structures to a significant risk of loss, injury or death involving wildland fires. The plan will address regulations relating to emergency access, water supply, and defensible space specified in the Consolidated Fire Code for the 17 Fire Protection Districts in San Diego County and Appendix II-A, as adopted and amended by the local fire protection district. The Fire Protection Plan will also address any special needs of the development due to access limitations and its proximity to steep slopes with heavy brush load. Implementation of fire safety conditions will occur prior to the approval of the Final Map and prior to approval of building permits.

- i) Expose people to significant risk of injury or death involving vectors, including mosquitoes, rats or flies?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

The project description does not include uses that would allow water to stand for a period of 72 hours (3 days) or more (e.g. lagoons, agricultural irrigation ponds). Also, the project does not involve or support uses that will produce or collect animal waste, such as equestrian facilities, agricultural operations (chicken coops, dairies etc.), solid waste facility or other similar uses. Moreover, based on a site visit conducted by Maggie Loy on July 17, 2004, there are none of these uses in the vicinity of proposed development. Therefore, the project will not expose people to significant risk of injury or death involving vectors.

VIII. HYDROLOGY AND WATER QUALITY -- Would the project:

- a) Violate any waste discharge requirements?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

The project proposes construction of new residential and commercial uses which requires 401 Permit - Water Quality Certification, National Pollutant Discharge Elimination System (NPDES) Permit, General Construction Stormwater Permit, Waste Discharge Requirements Permit, and 404 Permit - Dredge and Fill Permit. The project applicant will be required to provide copies of the permits or permit applications to demonstrate that the project will comply with all applicable requirements. The project site proposes and will be required to implement site design measures and/or source control BMPs and/or treatment control BMPs to reduce potential pollutants to the maximum extent practicable from entering storm water runoff. These measures will enable the project to meet waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. 2001-01), as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP).

Finally, the project's conformance to the waste discharge requirements ensures the project will not create cumulatively considerable water quality impacts related to waste discharge because, through the permit, the project will conform to Countywide watershed standards in the JURMP and SUSMP, derived from State regulation to address human health and water quality concerns. Therefore, the project will not contribute to a cumulatively considerable impact to water quality from waste discharges.

- b) Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, could the project result in an increase in any pollutant for which the water body is already impaired?

- | | |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

The project lies in two hydrologic subareas: Twin Oaks subarea within the Carlsbad Hydrologic Unit and the Moosa subarea within the San Luis Rey hydrologic unit. According to the Clean Water Act Section 303(d) list, July 2003, the following apply as appropriate:

Carlsbad Hydrologic Unit: portions of this watershed, along the coast of the Pacific Ocean at Buena Vista Lagoon, Escondido Creek, Loma Alta Slough, and San Marcos are impaired for coliform bacteria; Agua Hedionda Lagoon is impaired for coliform bacteria and sedimentation; Buena Vista Lagoon is impaired for coliform bacteria, nutrients, and sedimentation; Loma Alta Slough is impaired for eutrophication and coliform bacteria; San Elijo Lagoon is impaired for eutrophication, coliform bacteria and sedimentation. Constituents of concern in the Carlsbad watershed include coliform bacteria, nutrients, sediment, trace metals, and toxics.

San Luis Rey Hydrologic Unit: although the mouth of the San Luis Rey is impaired for coliform bacteria, no portion of the San Luis Rey River, which is tributary to the Pacific Ocean, is impaired. Constituents of concern in the San Luis Rey River watershed include coliform bacteria, nitrate, sediment, and pesticides.

The project proposes the activities that are associated with these pollutants. Therefore, a Stormwater Management Plan (SWMP) is required to propose site design measures, source control BMPs, and treatment control BMPs such that potential pollutants will be reduced in any runoff to the maximum extent practicable so as not to increase the level of these pollutants in receiving waters.

The SWMP will propose BMPs that are consistent with regional surface water and storm water planning. This permitting process has been established to improve the overall water quality in County watersheds. The SWMP will therefore address the project's potential to contribute to a cumulative impact to an already impaired water body, as listed on the Clean Water Act Section 303(d). Regional surface water and storm water permitting regulation for County of San Diego, Incorporated Cities of San Diego County, and San Diego Unified Port District included the following: Order 2001-01 (NPDES No. CAS 0108758), adopted by the San Diego Region RWQCB on February 21, 2001; County Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ord. No. 9424); County Storm water Standards Manual adopted on February 20, 2002, and amended January 10, 2003 (Ordinance No. 9426). The stated purposes of these ordinances are to protect the health, safety and general welfare of the County of San Diego residents; to protect water resources and to improve water quality; to cause the use of management practices by the County and its citizens that will reduce the adverse effects of polluted runoff discharges on waters of the state; to secure benefits from the use of storm water as a resource; and to ensure the County is compliant with applicable state and federal laws. Ordinance No. 9424 (WPO) has discharge prohibitions, and requirements that vary depending on type of land use activity and location in the County. Ordinance No. 9426 is Appendix A of Ordinance No. 9424 (WPO) and sets out in more detail, by project category, what Dischargers must do to comply with the Ordinance and to receive permits for projects and activities that are subject to the Ordinance. Collectively, these regulations establish standards for projects to follow which intend to improve water quality from headwaters to the deltas of each watershed in the County.

The SWMP will detail the project's pollutant discharge contribution to a given watershed and propose BMPs or design measures to mitigate any impacts that may occur in the watershed.

- c) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?

- | | |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

The Regional Water Quality Control Board has designated water quality objectives for waters of the San Diego Region as outlined in Chapter 3 of the Water Quality Control Plan (Plan). The water quality objectives are necessary to protect the existing and potential beneficial uses of each hydrologic unit as described in Chapter 2 of the Plan.

The project lies in two hydrologic subareas: Twin Oaks subarea within the Carlsbad Hydrologic Unit and the Moosa subarea within the San Luis Rey hydrologic unit. The following existing and potential beneficial uses for inland surface waters, coastal waters, reservoirs and lakes, and ground water apply as follows:

San Luis Rey: Municipal and domestic supply; agricultural supply; industrial process supply; industrial service supply; freshwater replenishment; hydropower generation; contact water recreation; non-contact water recreation; warm freshwater habitat; cold freshwater habitat; wildlife habitat; marine habitat; migration of aquatic organisms; and, rare, threatened, or endangered species habitat.

Carlsbad: Municipal and domestic supply; agricultural supply; industrial service supply; hydropower generation; contact water recreation; non-contact water recreation; warm freshwater habitat; cold freshwater habitat; wildlife habitat; commercial and sport fishing; aquaculture; estuarine habitat; marine habitat; migration of aquatic organisms; shellfish harvesting; and, rare, threatened, or endangered species habitat.

The project proposes activities that will result in potential sources of polluted runoff. Therefore, a Stormwater Management Plan (SWMP) is required to propose site design measures, source control BMPs, and treatment control BMPs such that potential pollutants will be reduced in any runoff to the maximum extent practicable such that the proposed project will not cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses.

The SWMP will propose BMPs that are consistent with regional surface water, storm water and groundwater planning. This permitting process has been established to improve the overall water quality in County watersheds. As a result, the project will not contribute to a cumulatively considerable exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses.

- d) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

The project will obtain its water supply from the Vallecitos Water District that obtains water from surface reservoirs or other imported water source. The project will not use any groundwater for any purpose, including irrigation, domestic or commercial demands. In addition, the project does not involve operations that would interfere substantially with groundwater recharge including, but not limited to the following: the project does not involve regional diversion of water to another groundwater basin; or diversion or channelization of a stream course or waterway with impervious layers, such as concrete lining or culverts, for substantial distances (e.g. ¼ mile). These activities and operations can substantially affect rates of groundwater recharge. Therefore, no impact to groundwater resources is anticipated.

- e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

- | | |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

The project proposes activities that could result in changes to existing drainage patterns of the area, including the alteration of the course of a stream or river, and result in potential erosion or siltation. Therefore, a SWMP is required to evaluate potentially significant drainage impacts and to propose measures to control erosion and sedimentation and satisfy waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. 2001-01), as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP). The SWMP will specify and describe the implementation process of all BMPs that will address equipment operation and materials management, prevent the erosion process from occurring, and prevent sedimentation in any onsite and downstream drainage swales. The Department of Public Works will ensure that the Plan is implemented as proposed. The SWMP will determine whether erosion and sedimentation will be controlled within

the boundaries of the project, which is required to avoid contribution to a cumulatively considerable impact.

- f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

A Preliminary Drainage Study is required to determine whether the proposed project will significantly alter established drainage patterns or significantly increase the amount of runoff. The study propose measures to ensure that drainage will be conveyed to either natural drainage channels or approved drainage facilities; that the project will not significantly increase water surface elevation in watercourses with a watershed equal to or greater than one square mile, and that the project will not significantly increase surface runoff exiting the project site.

- g) Create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

A Preliminary Drainage Study is required to determine whether the proposed project will create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems.

- h) Provide substantial additional sources of polluted runoff?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

The SWMP will address additional sources of polluted runoff and propose site design measures and/or source control BMPs and/or treatment control BMPs such that potential pollutants will be reduced in runoff to the maximum extent practicable.

- i) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

While no FEMA mapped floodplains or County-mapped floodplains are on the site, there may be drainages with a watershed greater than 25 acres. These areas must be evaluated to ensure no impact will occur.

- j) Place structures within a 100-year flood hazard area that would impede or redirect flood flows?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

The project site contains drainage swales, which are being evaluated to determine whether they are 100-year flood hazard areas. A study is required to determine whether the project is proposing to place structures, access roads or other improvements which will impede or redirect flood flows in these areas.

- k) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

The project site lies outside any identified special flood hazard area including a mapped dam inundation area for a major dam/reservoir within San Diego County. In addition, the project is not located immediately downstream of a minor dam that could potentially flood the property. Therefore, the project will not expose people to a significant risk of loss, injury or death involving flooding.

- l) Inundation by seiche, tsunami, or mudflow?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

i. SEICHE

The project site is not located along the shoreline of a lake or reservoir; therefore, could not be inundated by a seiche.

ii. TSUNAMI

The project site is located more than a mile from the coast; therefore, in the event of a tsunami, would not be inundated.

iii. MUDFLOW

Mudflow is type of landslide. The site is located within a moderate to high landslide susceptibility zone. A geotechnical report has been required that will survey for and address evidence of either pre-existing or potential conditions that could become unstable in the event of seismic activity.

IX. LAND USE AND PLANNING -- Would the project:

a) Physically divide an established community?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

This project proposes a General Plan Amendment and a Specific Plan Amendment that has potentially significant land use impacts for the project site and the surrounding area. These impacts must be analyzed and mitigation measures proposed within the context of the General Plan Amendment Report/Specific Plan.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

This project proposes a General Plan Amendment and a Specific Plan Amendment that has potentially significant land use impacts for the project site and the surrounding area. These impacts must be analyzed and mitigation measures proposed within the context of the General Plan Amendment Report/Specific Plan.

X. MINERAL RESOURCES -- Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

The project site has been classified by the California Department of Conservation – Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1997) as an area of "Undetermined Mineral Resources" MRZ-3, and of "Identified Mineral Resource Significance" MRZ-2. A Geologic Report is required to address potential direct, indirect, and cumulative impacts of the project.

- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

A portion of the project site is zoned S82, which is an extractive use zone associated with a quarry site. A study must be done to address potential determine direct, indirect, and cumulative impacts of the project, which proposes to change the zoning to S88 Specific Plan Area Use Regulations. The plan would not allow quarrying of the abandoned site.

XI. NOISE -- Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Noise analysis shall occur when the project is adjacent to heavily traveled roads, railroad tracks, airports, or heavy industrial operations. Noise analysis may also be required for projects that generate high levels of noise through activities directly associated with the proposal.

Noise Ordinance

Noise will be generated from the proposed pump and lift stations, commercial activities, and construction activities. Preliminary review of the project information provided by the AEIS indicates that there is insufficient information to determine whether equipment and operations on-site will exceed County Noise Standards, namely, San Diego County Noise Ordinance (Section 36-404). A noise analysis is needed to determine whether or not noise levels exceed San Diego County standards. Noise associated with construction material import and export traffic must also be considered. Conformance with County Noise Ordinance requires that an analysis demonstrate that the hourly average sound levels do not exceed either threshold at the property line, as the most stringent condition for the project.

If the noise impacts are associated with construction activities on the site, such as rock crushing or some other proposed activity, the noise analysis shall include estimates of noise generation potential from the site utilizing measurements from similar activities that are already in existence. The noise analysis must conform to the San Diego County Noise Ordinance.

Noise Element of the General Plan

Noise analysis may also be required for projects that generate high levels of noise either through activities directly associated with the proposal or major increases in traffic generated by the proposal. Preliminary review of the project information provided by the AEIS indicates that there is insufficient information to determine whether existing and projected noise associated with traffic levels on major roads would impact the proposed uses. Proposed residential and other noise sensitive commercial uses may be subject to noise from I-15, Deer Springs Road, and Twin Oaks Valley Road. Therefore, the noise analysis shall also utilize field measurements and projected traffic levels to determine the potential for noise impacts to present and future residents of the project vicinity. The noise analysis must conform to the Noise Element of the San Diego County General Plan.

The project site is adjacent to the I-15. The ADT in the vicinity of the Deer Springs Interchange is 222,000 (north of interchange, SANDAG 2030 model). The other roads adjacent to noise sensitive uses should be evaluated based on the projected LOS "C" ADT for the designated circulation element type.

The project's conformance to the County of San Diego General Plan (Noise Element, Policy 4b) and County of San Diego Noise Ordinance (Section 36-404 and 36.410) ensures the project will not create cumulatively considerable noise impacts, because the project will not exceed the local noise standards for noise sensitive areas; and the project will not exceed the applicable noise level limits at the property line or construction noise limits, derived from State regulation to address human health and quality of life concerns. Therefore, the project will not contribute to a cumulatively considerable exposure of persons or generation of noise levels in excess of standards established in the local general plan, noise ordinance, and applicable standards of other agencies.

- b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

- | | |
|--|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant Impact with Mitigation Incorporated | <input type="checkbox"/> No Impact |

The project proposes a residential development where low ambient vibration is essential for interior operation and/or sleeping conditions. While the proposed residences appear to meet the standard 200-foot setback from any public road or transit Right-of-Way with projected noise contours of 65 dB or more, from any property line for parcels zoned industrial or extractive use, and from any permitted extractive uses, the project construction, which includes blasting, may have an affect on previous phases or existing residential development in the area. The noise analysis should address this potentially significant impact, and the potential for cumulative groundborne vibrations/noise.

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

The project involves permanent noise sources that may increase the ambient noise level including emergency generators for pump stations or commercial uses, and commercial air conditioners. Therefore, the noise analysis will include a determination whether there are significant direct, indirect, or cumulative impacts from permanent stationary noise sources.

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

The project involves construction and blasting activities that may create substantial temporary or periodic increases in ambient noise levels in the project vicinity. In addition, outdoor commercial uses that may involve truck transfer stations or delivery areas, or outdoor sound systems. Therefore, the noise analysis will include a determination whether there are significant direct, indirect, or cumulative impacts.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

The proposed project is not located within a Comprehensive Land Use Plan (CLUP) for airports or within 2 miles of a public airport or public use airport. Therefore, the project will not expose people residing or working in the project area to excessive airport-related noise levels.

- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

The proposed project is not located within a one-mile vicinity of a private airstrip; therefore, the project will not expose people residing or working in the project area to excessive airport-related noise levels.

XII. POPULATION AND HOUSING -- Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

The proposed project will result in substantial population growth in the area and it proposes a regulatory change that may remove a restriction to or encourage population growth including new or extended infrastructure or public facilities; new commercial facilities; large-scale residential development; and regulatory changes including General Plan amendments, specific plan amendments, zone reclassifications, sewer or water annexations, and including possible LAFCo annexation actions.

- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

The proposed project will not displace any existing housing since the site is currently vacant.

- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

The proposed project will not displace a substantial number of people since the site is currently vacant.

XIII. PUBLIC SERVICES

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance service ratios, response times or other performance objectives for any of the public services:

- i. Fire protection?
- ii. Police protection?
- iii. Schools?
- iv. Parks?
- v. Other public facilities?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Based on the service availability forms received for the project, the proposed project will result in the need for significantly altered services or facilities. This project will require annexation to a sewer district, possible realignment of school district boundaries and construction of significant new infrastructure. Facility capacity will be evaluated, including a determination whether new or expanded facilities are required due to the project or cumulative projects and whether wastewater outfall capacity will be adequate. The impacts of the required infrastructure extensions (roads and conveyance systems) will be evaluated in the EIR as a part of the project design. Adequacy of Fire Protection Services will be evaluated within the context of the Fire Protection Plan.

XIV. RECREATION

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

- | | |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

An analysis regarding potential impacts to Recreation must be prepared and included within the context of the GPAR/Specific Plan Text. The project includes recreational facilities (neighborhood parks), however an analysis of recreational facilities is required to determine whether the project will result in substantial physical deterioration of existing local and regional recreation facilities. The project may be required to pay fees or dedicate land for local parks to the County pursuant to the Park Land Dedication Ordinance (PLDO). The Park Land Dedication Ordinance (PLDO) is the mechanism that enables the funding or dedication of local parkland in the County.

Cumulative impacts to recreational facilities are not expected because PLDO establishes several methods by which developers may satisfy their park requirements. Options include the payment of park fees, the dedication of a public park, the provision of private recreational facilities, or a combination of these methods. PLDO funds must be used for the acquisition, planning, and development of local parkland and recreation facilities, intended to serve the recreational needs of the communities in which they are located, thereby reducing cumulative impacts to local recreational facilities. The project will not result in significant cumulative impacts, because all past, present and future residential projects are required to comply with the requirements of PLDO. There is an existing surplus of County Regional Parks. Currently, there is over 21,765 acres of regional parkland owned by the County, which far exceeds the General Plan standard of 15 acres per 1,000 population. In addition, there are over one million acres of publicly owned land in San Diego County dedicated to parks or open space including Federal lands, State Parks, special districts, and regional river parks. Due to the extensive surplus of existing publicly owned lands that can be used for recreation the project will not result in substantial physical deterioration of regional recreational facilities or accelerate the deterioration of regional parkland. Moreover, the project will not result any cumulatively considerable deterioration or accelerated deterioration of regional recreation facilities because even with all past, present and future residential projects a significant surplus of regional recreational facilities will remain.

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

- | | |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Impacts from the development of onsite parks will be addressed as part of the project design and impacts analyzed within EIR.

XV. TRANSPORTATION/TRAFFIC -- Would the project:

- a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

The proposed project would result in approximately 30,000 Average Daily Trips (ADT), a substantial amount of traffic. The existing road network must be evaluated in relationship to existing/future traffic load and capacity of the street system. Therefore a traffic analysis must be prepared to address direct and cumulative impacts of the project.

- b) Exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency for designated roads or highways?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

The proposed project would result in approximately 30,000 Average Daily Trips (ADT), a substantial amount of traffic. The existing road network must be evaluated in relationship to existing/future traffic and a determination made whether any level of service standards established by the County congestion management agency for designated roads or highways will be exceeded. Therefore a traffic analysis must be prepared to address direct and cumulative impacts of the project.

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

The proposed project is located outside of an Airport Master Plan Zone and is not adjacent to any public or private airports; therefore, the project will not result in a change in air traffic patterns.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

The proposed project would result in approximately 30,000 Average Daily Trips (ADT), a substantial amount of traffic. The existing road network and the proposed project improvements must be evaluated to determine whether there will be an increase in hazards due to design features or incompatible uses. Therefore a traffic analysis must be prepared to address direct and cumulative impacts of the project including:

- Safe and adequate site distance at all driveways and intersections.
- Project road improvements constructed according to the County of San Diego Public and Private Road Standards.
- Existing roads used to access the proposed project site are up to County standards.

- e) Result in inadequate emergency access?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Adequate emergency access must be discussed within the context of the Fire Protection Plan.

- f) Result in inadequate parking capacity?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

For the residential development portion of the project, the Zoning Ordinance Section 6758 Parking Schedule requires two on-site parking spaces for each dwelling unit. The proposed lots have sufficient area to provide at least two on-site parking spaces consistent with the Zoning Ordinance. For the commercial portion of the project the Zoning Ordinance Section 6766 Parking Schedule requires provision for on-site parking spaces based upon the maximum number of persons permitted to occupy the premises. The EIR/Specific Plan must demonstrate that the project incorporates adequate parking for the proposed project.

- g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

A traffic analysis is required to assess whether the project will result in any hazards or barriers for pedestrians or bicyclists, and whether the project is consistent with the County objectives and policies for Alternative Transportation, from Section XII-4 of the Public Facility Element of the General Plan:

- The project will have a significant increase in transit population, which causes a need for additional or expanded transit services.
- The project would increase the number of prospective users of alternative transportation in isolated areas, removed from viable alternative transportation sources (i.e. Transportation centers, bicycle paths, alternative transportation routes). In addition, the proposed project will discourage pedestrian movement.
- The proposed project will discourage pedestrian movement.

XVI. UTILITIES AND SERVICE SYSTEMS – Would the project:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

The project proposes to discharge domestic waste to a community sewer system that is permitted to operate by the Regional Water Quality Control Board (RWQCB). A project facility availability form has been received from Vallecitos Water District that indicates the district will serve the project, if annexed and if conditions are met. Assuming successful annexation, the project would be

discharging wastewater to a RWQCB permitted community sewer system and will be required to satisfy the conditions listed above, the project is consistent with the wastewater treatment requirements of the RWQCB, including the Regional Basin Plan. The EIR will evaluate whether this large-scale development is consistent with RWQCB requirements.

- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

The project involves new and expanded water or wastewater treatment facilities. The new and expanded facilities include pipeline extensions and pump stations and likely updating of the Vallecitos Water District's Master Plan. The EIR for the project will evaluate whether the new and/or expanded facilities will result in adverse physical effect on the environment.

- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

The project involves new and expanded storm water drainage facilities. However the EIR will evaluate the impacts of construction of new and expanded storm water drainage facilities.

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

The project proposes water service from the Vallecitos Water District. A project facility availability form has been received from Vallecitos Water District that indicates the district will serve the project providing conditions are met. The EIR will evaluate whether this large-scale development will require new or expanded water entitlements. The project is subject to California Water Code Section 10915 (referred to SB 221) and California Water Code Section 10631 (referred to

as SB 610). The District must prepare a water assessment that demonstrates water availability.

- e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

The project proposes wastewater service from the Vallecitos Water District. A project facility availability form has been received that indicates the district will serve the project, if annexed and if conditions are met. The EIR will evaluate whether this large-scale development will exceed the district's capacity. A study is required to determine whether this large-scale development is consistent with Vallecitos Water District conditions.

- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Implementation of the project will generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). There are five, permitted active landfills in San Diego County with remaining capacity. Therefore, there is sufficient existing permitted solid waste capacity to accommodate the project's solid waste disposal needs.

- g) Comply with federal, state, and local statutes and regulations related to solid waste?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Implementation of the project will generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). The project will deposit all solid waste at a permitted solid waste facility and therefore, will comply with Federal, State, and local statutes and regulations related to solid waste.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE:

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

☒ Potentially Significant Impact
☐ Potentially Significant Unless
Mitigation Incorporated

☐ Less than Significant Impact
☐ No Impact

Per the instructions for evaluating environmental impacts in this Initial Study, the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in sections IV and V of this form. In addition to project specific impacts, this evaluation considered the projects potential for significant cumulative effects. As a result of this evaluation, the project was determined to have potential significant effects. While mitigation has been proposed in some instances that reduce these effects to a level below significance, the effectiveness of this mitigation to clearly reduce the impact to a level below significance is unclear. Therefore, this project has been determined to potentially meet this Mandatory Finding of Significance, and an EIR will be prepared.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Per the instructions for evaluating environmental impacts in this Initial Study, the potential for adverse cumulative effects were considered in the response to each question in sections I through XVI of this form. In addition to project specific impacts, this evaluation considered the projects potential for incremental effects that are cumulatively considerable. As a result of this evaluation, there were determined to be potentially significant cumulative effects. While mitigation has been proposed in some instances that reduce these cumulative effects to a level below significance, the effectiveness of this mitigation to clearly reduce the impact to a level below significance is unclear. Therefore, this project has been determined to potentially meet this Mandatory Finding of Significance, and an EIR will be prepared.

- c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to certain questions in sections I. Aesthetics, III. Air Quality, VI. Geology and Soils, VII. Hazards and Hazardous Materials, VIII Hydrology and Water Quality XI. Noise, XII. Population and Housing, and XV. Transportation and Traffic. As a result of this evaluation, there were determined to be potentially significant effects. While mitigation has been proposed in some instances that reduce these significant effects to a level below significance, the effectiveness of this mitigation to clearly reduce the impact to a level below significance is unclear. Therefore, this project has been determined to potentially meet this Mandatory Finding of Significance, and an EIR will be prepared.

XVIII. REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST

All references to Federal, State and local regulation are available on the Internet. For Federal regulation refer to <http://www4.law.cornell.edu/uscode/>. For State regulation refer to www.leginfo.ca.gov. For County regulation refer to www.amlegal.com. All other references are available upon request.

AESTHETICS

- California Street and Highways Code [California Street and Highways Code, Section 260-283.
(<http://www.leginfo.ca.gov/>)
- California Scenic Highway Program, California Streets and Highways Code, Section 260-283.
(<http://www.dot.ca.gov/hq/LandArch/scenic/scpr.htm>)
- County of San Diego, Department of Planning and Land Use. The Zoning Ordinance of San Diego County. Sections 5200-5299; 5700-5799; 5900-5910.
(www.co.san-diego.ca.us)
- County of San Diego, Board Policy I-73: Hillside Development Policy. (www.co.san-diego.ca.us)
- County of San Diego, Board Policy I-104: Policy and Procedures for Preparation of Community Design Guidelines, Section 396.10 of the County Administrative Code and Section 5750 et seq. of the County Zoning Ordinance. (www.co.san-diego.ca.us)
- County of San Diego, General Plan, Scenic Highway Element VI and Scenic Highway Program. (ceres.ca.gov)
- County of San Diego Light Pollution Code, Title 5, Division 9 (Sections 59.101-59.115 of the County Code of Regulatory Ordinances) as added by Ordinance No 6900, effective January 18, 1985, and amended July 17, 1986 by Ordinance No. 7155. (www.amlegal.com)
- County of San Diego Wireless Communications Ordinance [San Diego County Code of Regulatory Ordinances. (www.amlegal.com)
- Design Review Guidelines for the Communities of San Diego County. (Alpine, Bonsall, Fallbrook, Julian, Lakeside, Ramona, Spring Valley, Sweetwater, Valley Center).
- Federal Communications Commission, Telecommunications Act of 1996 [Telecommunications Act of 1996, Pub. LA. No. 104-104, 110 Stat. 56 (1996).
(<http://www.fcc.gov/Reports/tcom1996.txt>)
- Institution of Lighting Engineers, Guidance Notes for the Reduction of Light Pollution, Warwickshire, UK, 2000
(<http://www.dark-skies.org/file-gd-e.htm>)
- International Light Inc., Light Measurement Handbook, 1997.
(www.intl-light.com)
- Rensselaer Polytechnic Institute, Lighting Research Center, National Lighting Product Information Program (NLPPI), Lighting Answers, Volume 7, Issue 2, March 2003.
(www.lrc.rpi.edu)
- US Census Bureau, Census 2000, Urbanized Area Outline Map, San Diego, CA.
(<http://www.census.gov/geo/www/maps/ua2kmaps.htm>)
- US Department of the Interior, Bureau of Land Management (BLM) modified Visual Management System.
(www.blm.gov)
- US Department of Transportation, Federal Highway Administration (FHWA) Visual Impact Assessment for Highway Projects.
- US Department of Transportation, National Highway System Act of 1995 [Title III, Section 304. Design Criteria for the National Highway System.
(<http://www.fhwa.dot.gov/legisregs/nhsdatoc.html>)

AGRICULTURE RESOURCES

- California Department of Conservation, Farmland Mapping and Monitoring Program, "A Guide to the Farmland Mapping and Monitoring Program," November 1994.
(www.consrv.ca.gov)
- California Department of Conservation, Office of Land Conversion, "California Agricultural Land Evaluation and Site Assessment Model Instruction Manual," 1997.
(www.consrv.ca.gov)
- California Farmland Conservancy Program, 1996.
(www.consrv.ca.gov)
- California Land Conservation (Williamson) Act, 1965.
(www.ceres.ca.gov, www.consrv.ca.gov)
- California Right to Farm Act, as amended 1996.
(www.qp.gov.bc.ca)
- County of San Diego Agricultural Enterprises and Consumer Information Ordinance, 1994, Title 6, Division 3, Ch. 4. Sections 63.401-63.408. (www.amlegal.com)
- County of San Diego, Department of Agriculture, Weights and Measures, "2002 Crop Statistics and Annual Report," 2002. (www.sdcountry.ca.gov)
- United States Department of Agriculture, Natural Resource Conservation Service LESA System.
(www.nrcs.usda.gov, www.swcs.org)
- United States Department of Agriculture, Soil Survey for the San Diego Area, California. 1973. (soils.usda.gov)

AIR QUALITY

- CEQA Air Quality Analysis Guidance Handbook, South Coast Air Quality Management District, Revised November 1993. (www.aqmd.gov)
- County of San Diego Air Pollution Control District's Rules and Regulations, updated August 2003. (www.co.san-diego.ca.us)
- Federal Clean Air Act US Code; Title 42; Chapter 85 Subchapter 1. (www4.law.cornell.edu)

BIOLOGY

- California Department of Fish and Game (CDFG). Southern California Coastal Sage Scrub Natural Community Conservation Planning Process Guidelines. CDFG and California Resources Agency, Sacramento, California. 1993. (www.dfg.ca.gov)
- County of San Diego, An Ordinance Amending the San Diego County Code to Establish a Process for Issuance of the Coastal Sage Scrub Habitat Loss Permits and Declaring the Urgency Thereof to Take Effect Immediately, Ordinance No. 8365. 1994, Title 8, Div 6, Ch. 1. Sections 86.101-86.105, 87.202.2.
(www.amlegal.com)
- County of San Diego, Biological Mitigation Ordinance, Ord. Nos. 8845, 9246, 1998 (new series). (www.co.san-diego.ca.us)
- County of San Diego, Implementing Agreement by and between United States Fish and Wildlife Service, California Department of Fish and Game and County of San Diego. County of San Diego, Multiple Species Conservation Program, 1998.
- County of San Diego, Multiple Species Conservation Program, County of San Diego Subarea Plan, 1997.

Holland, R.R. Preliminary Descriptions of the Terrestrial Natural Communities of California. State of California, Resources Agency, Department of Fish and Game, Sacramento, California, 1986.

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ND0904\0408028-ISF

Notice of Completion and Environmental Document Transmittal Form

See NOTE Below

SCH # _____

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044--916/445-0613

1. Project Title: Merriam Mountains Specific Plan - GPA 04-06, SP 04-06, R04-013, TM 5381, S04-035, S04-036, S04-037, S04-038, ER 04-08-028

2. Lead Agency: San Diego County, DPLU

3a. Street Address: 5201 Ruffin Road, Suite B

3b. County: San Diego County

3. Contact Person: Maggie Loy

3b. City: San Diego

3d. Zip: 92123-1666

3e. Phone: (858) 694-3736

Project Location The 2,320 acre site is generally bounded by Interstate 15 (I-15) on the east, Deer Springs Road (S12) on the south, and Twin Oaks Valley Road on the west, with Gopher Canyon Road one mile to the north.

4. County: County of San Diego

4b. Assessor's Parcel Nos. many

4c. Section: 14 Twp: 11S/03W

5a. Cross Streets: see above

6. Within 2 Miles: a. State Hwy #: I-15

c. Railways: None

4a. City/Community: North County Metro and Bonsall

Range: San Bernardino Meridian

5b. For Rural, Nearest Community: City of Escondido

b. Airports: None

c. Waterways: None

7. Document Type

CEQA: 01. ☒ NOP

02. ☐ Early Cons

03. ☐ Neg Dec

04. ☐ Draft EIR

05. ☐ Supplemental/Subsequent EIR
(Prior SCH No.: _____)

06. ☐ NOE

07. ☐ NOC

08. ☐ NOD

NEPA: 09. ☐ NOI

10. ☐ FONSI

11. ☐ Draft EIS

12. ☐ EA

OTHER: 13. ☐ Joint Document

14. ☐ Final Document

15. ☐ Other _____

8. Local Action Type

01. ☐ General Plan Update

02. ☐ New Element

03. ☒ General Plan Amendment

04. ☐ Master Plan

05. ☐ Annexation

06. ☒ Specific Plan

07. ☐ Community Plan

08. ☐ Redevelopment

09. ☒ Rezone

10. ☒ Land Division (Subdivision,
Parcel Map, Tract Map, etc.)

11. ☐ Use Permit

12. ☐ Waste Mgmt Plan

13. ☐ Cancel Ag Preserve

14. ☐ Reclamation Plan

9. Development Type

01. ☐ Residential: Units 2,391 Acres 2,320

02. ☐ Office: Sq. Ft. _____ Acres _____ Employees _____

03. ☐ Shopping/Commercial: Sq. Ft. _____ Acres 12.9

04. ☐ Industrial: Sq. Ft. _____ Acres _____ Employees _____

05. ☐ Water Facilities: MGD _____

06. ☐ Transportation: Type _____

0. Total Acres 2,320

07. ☐ Mining: Mineral _____

08. ☐ Power: Type _____ Watts _____

Employees _____

09. ☐ Waste Treatment: Type _____

10. ☐ OCS Related

11. ☐ Other: _____

11. Total Jobs Created Unknown

2. Project Issues Discussed in Document

01. ☒ Aesthetic/visual

02. ☒ Agricultural Land

03. ☒ Air Quality

04. ☒ Archaeology/Historical

05. ☐ Coastal Zone

06. ☐ Economic

07. ☒ Fire Hazard

08. ☒ Flooding/Drainage

09. ☒ Geologic/Seismic

10. ☐ Jobs/Housing Balance

11. ☒ Minerals

12. ☒ Noise

13. ☒ Public Services

14. ☒ Schools

15. ☐ Septic Systems

16. ☒ Sewer Capacity

17. ☐ Social

18. ☒ Soil Erosion

19. ☐ Solid Waste

20. ☐ Toxic/Hazardous

21. ☒ Traffic/Circulation

22. ☒ Vegetation

23. ☒ Water Quality

24. ☒ Water Supply

25. ☒ Wetland/Riparian

26. ☒ Wildlife

27. ☒ Growth Inducing

28. ☒ Incompatible Land Use

29. ☒ Cumulative Effects

30. ☒ Dark Skies

31. ☐ Public Health and Safety

State \$None Total \$None

3. Funding (approx.) Federal \$None

1. Present Land Use and Zoning: Various

i. Project Description: Development of a master-planned community integrating residential, commercial, recreational and open space land uses, including a maximum of 2,391 dwelling units, 12.9 acres of neighborhood commercial, 24 private parks, public park, 21.3 miles of trails, and associated community facilities and infrastructure. Approximately 1,820 acres of open space is retained.

. Signature of Lead Agency Representative Maggie Loy

NOTE: Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g., in a Notice of Preparation or previous draft document), please fill it in.

Date 9/27/04

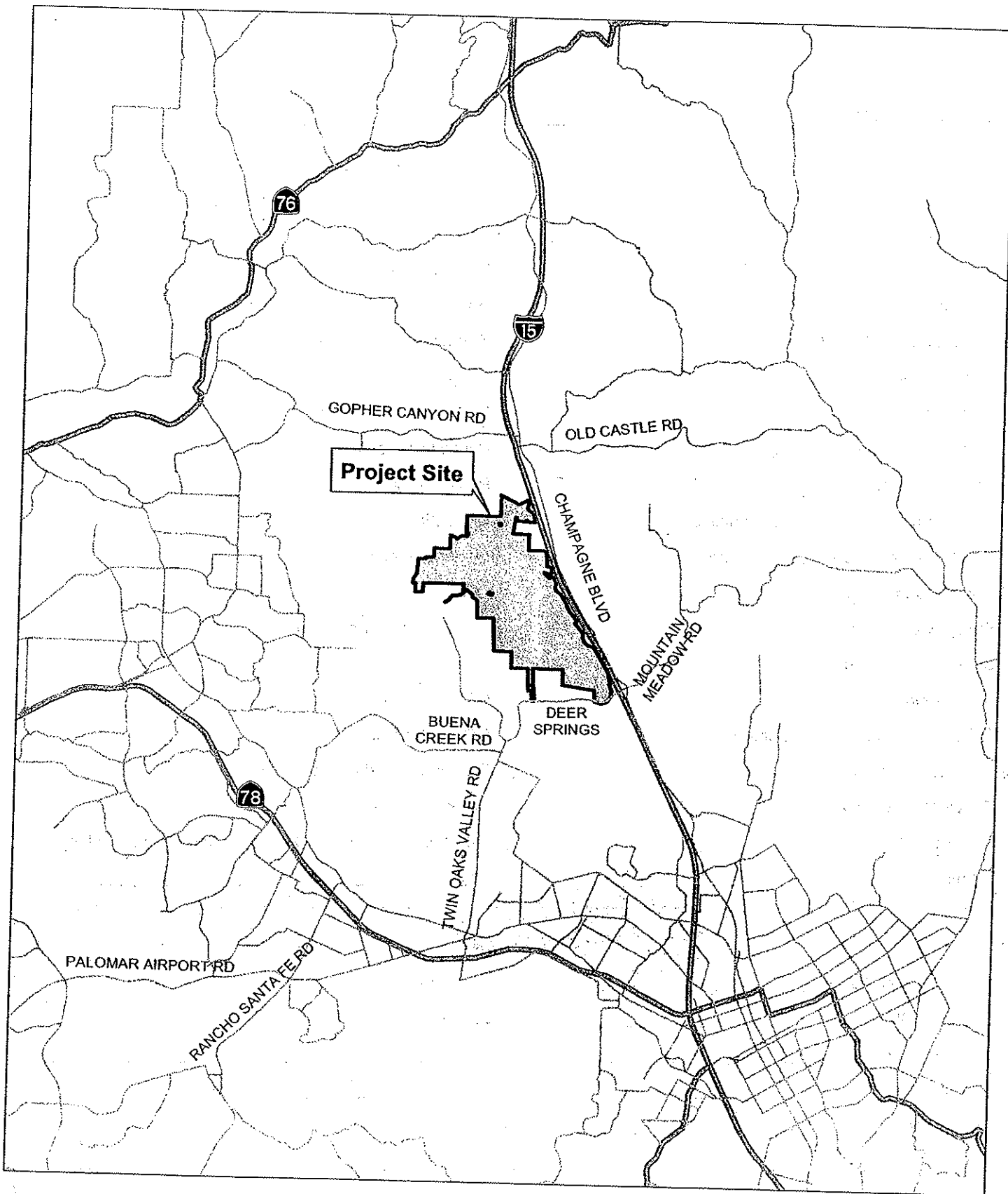
Reviewing Agencies

- | | |
|---|---|
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| <input type="checkbox"/> Boating & Waterways | <input checked="" type="checkbox"/> Dept. Of Transportation Planning |
| <input checked="" type="checkbox"/> Conservation | <input type="checkbox"/> Aeronautics |
| <input checked="" type="checkbox"/> Fish and Game | <input type="checkbox"/> California Highway Patrol |
| <input type="checkbox"/> Forestry | <input type="checkbox"/> Housing and Community Dev't |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> Statewide Health Planning |
| <input type="checkbox"/> Dept. Water Resources | <input type="checkbox"/> Health |
| <input type="checkbox"/> Reclamation | <input type="checkbox"/> Food and Agriculture |
| <input type="checkbox"/> Parks & Recreation | <input type="checkbox"/> Public Utilities Commission |
| <input checked="" type="checkbox"/> Office of Historic Preservation | <input type="checkbox"/> Public Works |
| <input checked="" type="checkbox"/> Native American Heritage Commission | <input type="checkbox"/> Corrections |
| <input type="checkbox"/> S.F. Bay Cons & Dev't Commission | <input type="checkbox"/> General Services |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> OLA |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> Santa Monica Mountains |
| <input type="checkbox"/> State Lands Commission | <input type="checkbox"/> TRPA |
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> OPR - OLGA |
| <input checked="" type="checkbox"/> Solid Waste Management Board | <input type="checkbox"/> OPR - Coastal |
| <input checked="" type="checkbox"/> SWRCB: Sacramento | <input type="checkbox"/> Bureau of Land Management |
| <input checked="" type="checkbox"/> RWQCB: Region #9 | <input type="checkbox"/> Forest Service |
| <input type="checkbox"/> Water Rights | <input checked="" type="checkbox"/> Other: Conservation - Division of Mines and Geology |
| <input checked="" type="checkbox"/> Water Quality | <input type="checkbox"/> Other _____ |

For SCH Use Only:

Date Received at SCH _____	Catalog Number _____
Date Review Starts _____	Applicant _____
Date to Agencies _____	Consultant _____
Date to SCH _____	Contact _____ Phone _____
Clearance Date _____	Address _____

Notes: _____



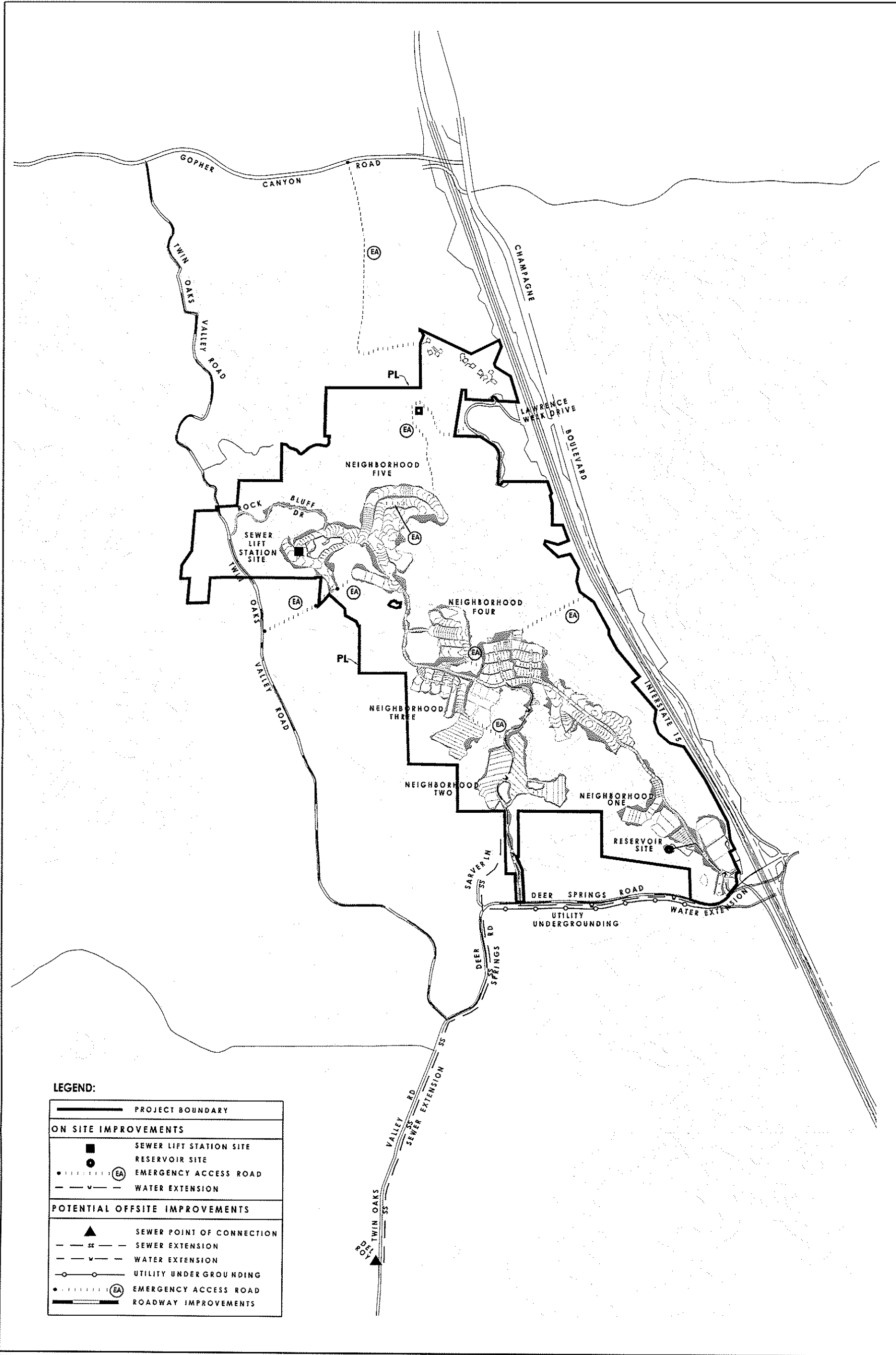
Regional Map

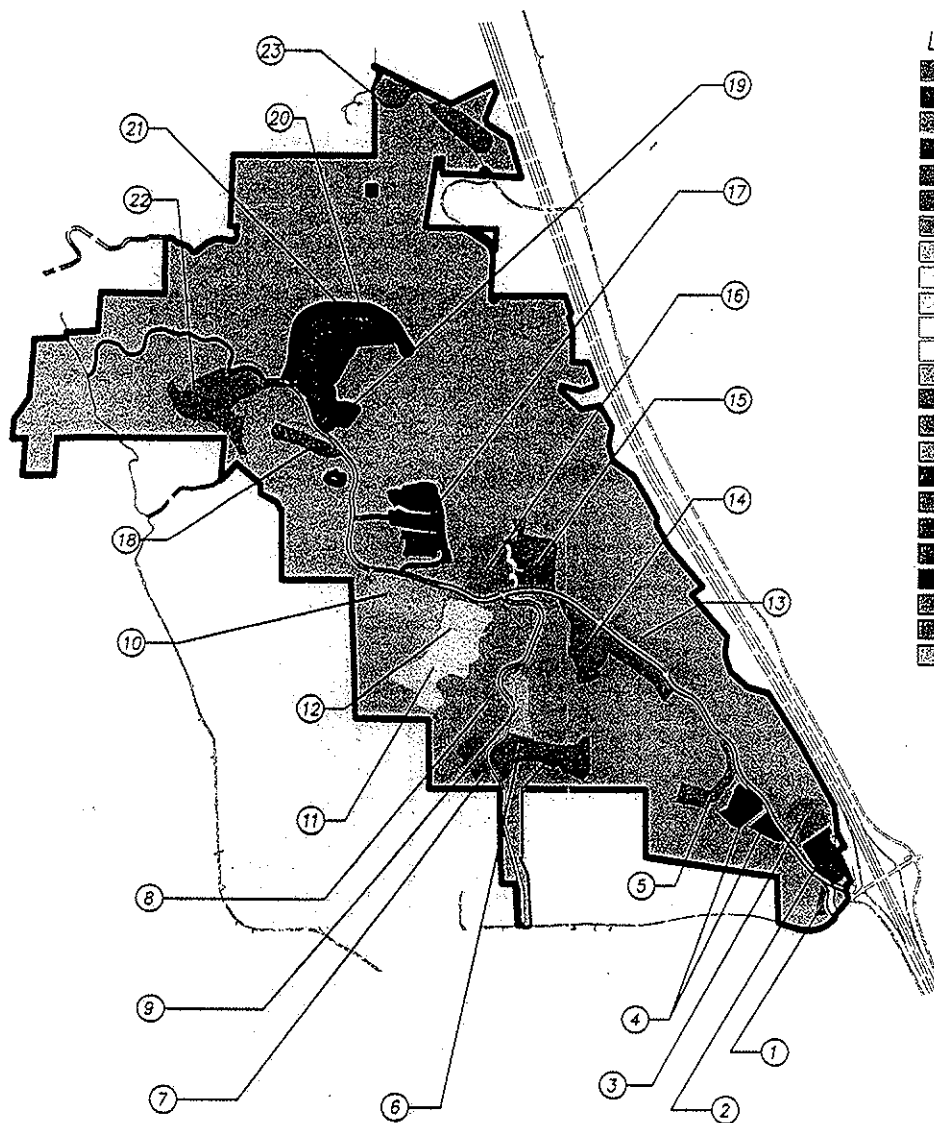
MERRIAM MOUNTAINS

0 1 2 4
Miles



FIGURE
1





LEGEND

1. Neighborhood 1, Planning Area 1, Specialty Commercial
2. Neighborhood 1, Planning Area 2, Neighborhood Commercial
3. Neighborhood 1, Planning Area 3, Multi-family (20.0 DU's per Acre)
4. Neighborhood 1, Planning Area 4, Variable Residential (15.0 DU's per Acre)
5. Neighborhood 1, Planning Area 5, Variable Residential (13.2 DU's per Acre)
6. Neighborhood 2, Planning Area 1, Variable Residential (7.5 DU's per Acre)
7. Neighborhood 2, Planning Area 2, Variable Residential (5.6 DU's per Acre)
8. Neighborhood 2, Planning Area 3, Variable Residential (5.6 DU's per Acre)
9. Neighborhood 2, Planning Area 4, Variable Residential (7.5 DU's per Acre)
10. Neighborhood 3, Planning Area 1, Single-family (4.6 DU's per Acre)
11. Neighborhood 3, Planning Area 2, Variable Residential (12.0 DU's per Acre)
12. Neighborhood 3, Planning Area 3, Community Park
13. Neighborhood 4, Planning Area 1, Single-family (6.7 DU's per Acre)
14. Neighborhood 4, Planning Area 2, Single-family (4.5 DU's per Acre)
15. Neighborhood 4, Planning Area 3, Single-family (4.4 DU's per Acre)
16. Neighborhood 4, Planning Area 4, Single-family (4.3 DU's per Acre)
17. Neighborhood 4, Planning Area 5, Single-family (3.4 DU's per Acre)
18. Neighborhood 5, Planning Area 1, Single-family (3.9 DU's per Acre)
19. Neighborhood 5, Planning Area 2, Single-family (4.8 DU's per Acre)
20. Neighborhood 5, Planning Area 3, Single-family (4.2 DU's per Acre)
21. Neighborhood 5, Planning Area 4, Single-family (4.1 DU's per Acre)
22. Neighborhood 5, Planning Area 5, Single-family (2.6 DU's per Acre)
23. Estate Homes (10 DU's)
24. Natural open space

Land Use Plan

MERRIAM MOUNTAINS



FIGURE
4